

\$649,800 - 420 Auburn Crest Way Se, Calgary

MLS® #A2146340

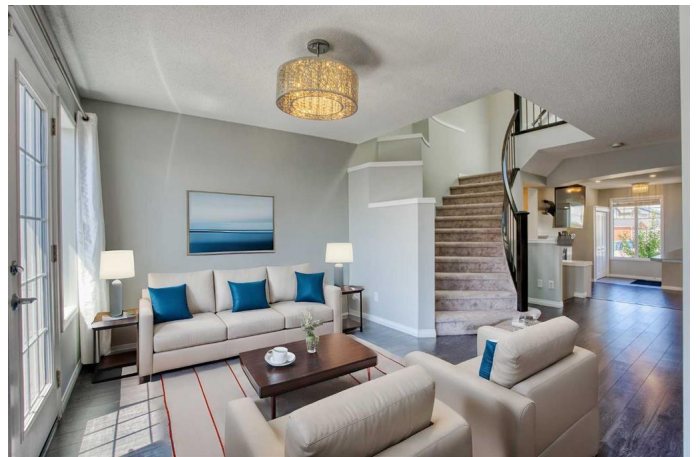
\$649,800

3 Bedroom, 3.00 Bathroom, 1,625 sqft

Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

Imagine LAKE LIVING in an AIR CONDITIONED home on a CORNER LOT with UNOBSTRUCTED VIEWS of south Calgary and WALKING DISTANCE to a K-5 School. | GORGEOUS LAYOUT | MASSIVE DECK | GREAT CORNER LOT| 2 LAUNDRY ROOMS | OPEN FLOOR PLAN | ELEGANT CURVED STAIRCASE | 4 TOTAL BEDROOMS | 3.5 BATH | FINISHED BASEMENT | WET BAR | 5 MINUTE DRIVE TO THE LAKE | Modern, beautifully designed and extensively upgraded home. Outstandingly located just a 5 minute drive to the lake and within walking distance to Bayside School. Siding onto a paved alleyway access with no back neighbours, a sunny south-facing backyard and both front and back are professionally Xeriscaped for a low-maintenance retreat. Inside is a welcoming sanctuary for any busy family high-end upgrades and a stylish design that includes central air conditioning, durable laminate floors, quartz countertops throughout, soft-close cabinetry throughout and a built-in central vacuum system. A focal fireplace promotes relaxation in the living room while oversized windows stream in natural light and extra pot lights illuminate the evenings. The chef of the household will appreciate the mix of style with function in the stunning kitchen featuring quartz countertops, stainless steel appliances including a gas stove, full-height cabinets and a large island with casual seating. An entire back wall of glass frames



backyard views and creates a bright and airy place to gather and entertain in the dining room. Glass French doors lead to the rear deck encouraging a seamless indoor/outdoor lifestyle. Ascend the elegant curved staircase to the upper level where a skylight ensures plenty of natural light. The primary bedroom is a relaxing oasis complete with a large walk-in closet and a luxurious ensuite boasting dual sinks, a separate shower and a deep soaker tub for a soothing dip after a long day. Both additional bedrooms are spacious and bright with easy access to the main bathroom. Laundry is also conveniently on this level, no need to haul loads up and down the stairs! Convene in the rec room in the finished basement for movies, games or entertaining guests, then refill drinks and snacks at the wet bar. A 4th bedroom and another full bathroom easily accommodate guests or extended family members. The tranquil backyard has something for everyone south exposure for sun worshipers, a pergola for shade dwellers, a full-width deck with a gas line for casual barbeques and a large patio area for the kids to play. Ample off-street parking with loads of potential for a future garage. This family-friendly lakeside community has it all including year-round activities at the lake, an extensive pathway system, numerous parks and green spaces, an off-leash dog park and a ton of amenities comprising of everything from groceries to restaurants and more! Mere minutes away are Fish Creek Park, the Seton YMCA (the largest in the world!) and South Health Campus.

Built in 2013

Essential Information

MLS® #	A2146340
Price	\$649,800
Sold Price	\$675,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	420 Auburn Crest Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1P9

Amenities

Amenities	Beach Access, Boating, Clubhouse, Dog Park, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	2
Parking	Off Street, Parking Pad, Paved

Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2024
Date Sold	July 11th, 2024
Days on Market	7
Zoning	R-1N
HOA Fees	475.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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