

\$639,000 - 163 Auburn Bay Crescent Se, Calgary

MLS® #A2147071

\$639,000

5 Bedroom, 4.00 Bathroom, 1,484 sqft
Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

Welcome to 163 Auburn Bay Crescent SE, a charming family home nestled in the vibrant community of Auburn Bay. Upon entry, you're welcomed by an inviting open concept layout featuring 9-FOOT CEILINGS and AMPLE NATURAL LIGHT streaming through NUMEROUS WINDOWS. The main floor boasts a cozy yet spacious living area that effortlessly transitions into a quaint KITCHEN OVERLOOKING THE BACKYARD GARDEN adorned with a pergola. The kitchen not only serves as a functional space but also provides a delightful view of the garden, ideal for both cooking and entertaining. Upstairs, the tranquil master bedroom awaits, complete with its own ensuite bathroom, offering a private retreat within the home. Two additional bedrooms on the upper level share a well-appointed bathroom, making it convenient for children or guests. The basement features a VERSATILE ILLEGAL SUITE, previously utilized as an AIRBNB, offering two additional bedrooms and a separate living space—an ideal setup for extended family or potential RENTAL INCOME. Step into the backyard, where a pergola and firepit create a serene oasis perfect for summer gatherings and cozy winter evenings. A double garage ensures convenience and comfort, especially during Calgary's colder months. Auburn Bay is renowned for its family-friendly ambiance and access to a freshwater lake, providing YEAR-ROUND RECREATIONAL ACTIVITIES. Situated just minutes from the prestigious



Level: Second



Level: Basement



South Health Campus, as well as the YMCA, Cineplex, and an array of shops and restaurants in Seton and Mahogany, this location offers unparalleled convenience. Easy access to Stoney Trail and Deerfoot Trail further enhances accessibility, making 163 Auburn Bay Crescent SE a truly exceptional place to call home. Don't forget THE UPCOMING Green Line C-train project!!! Don't miss out on this opportunity to embrace the Auburn Bay lifestyle. Call your favourite Realtor today!

Built in 2008

Essential Information

MLS® #	A2147071
Price	\$639,000
Sold Price	\$644,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,484
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	163 Auburn Bay Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0E3

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Drive Through, Garage Door Opener

Interior

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Close to Clubhouse, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	July 17th, 2024
Days on Market	12
Zoning	R-1N
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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