

# \$599,900 - 52 Auburn Bay Crescent Se, Calgary

MLS® #A2165320

**\$599,900**

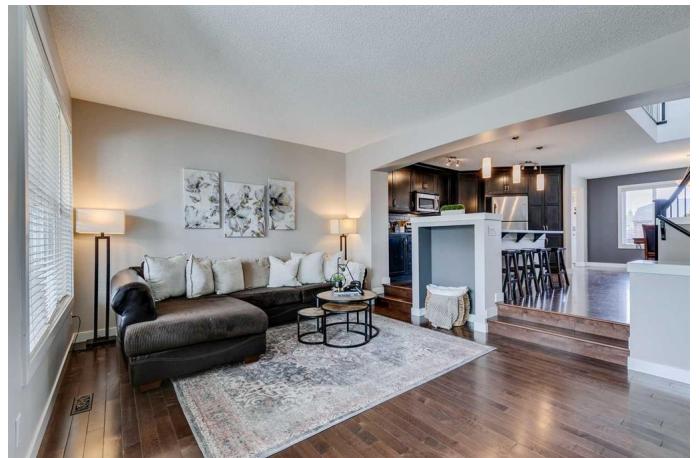
3 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

LOCATION, LOCATION, LOCATION! This incredibly charming home is conveniently located within walking distance to 2 elementary schools (St. Gianna & Auburn Bay), walking paths, playgrounds, beach club, and South Health Campus, and all of life's amenities located within Auburn Bay and Seton. Nestled in a mature tree-lined street, the charming front porch invites you to relax and enjoy the neighborhood. Once inside, you'll fall in love with the open floor plan (The Belvedere) highlighted by a sprawling living room that flows seamlessly into the sun-soaked kitchen and dining area that leads out onto the private NW backyard where you'll enjoy hosting gatherings of all sizes on the expansive refinished two-tiered cedar deck, fire pit, and manicured lawn. Upstairs, the spacious primary bedroom features a private ensuite and walk-in closet. Two additional bedrooms, a shared bathroom, and a laundry room provide ample space for your family. Complete with an unspoiled basement that awaits your personal touch. This turn-key home is the perfect fit for first-time home buyers, empty nesters, or investors! Don't miss this opportunity to own this beautiful home in one of Calgary's most sought-after lake neighborhoods. Contact your realtor today to schedule a viewing or explore the 3D virtual tour.

Built in 2010



## Essential Information

MLS® #	A2165320
Price	\$599,900
Sold Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,560
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	52 Auburn Bay Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0K4

## Amenities

Amenities	Beach Access, Boating, Clubhouse, Community Gardens, Dog Park, Park, Party Room, Picnic Area, Playground
Parking Spaces	4
Parking	Parking Pad

## Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Dog Run, Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Low Maintenance Landscape, Level, Private
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 12th, 2024
Date Sold	September 28th, 2024
Days on Market	16
Zoning	R-1N
HOA Fees	493.85
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
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