

# \$950,000 - 52 Auburn Sound Crescent Se, Calgary

MLS® #A2202283

**\$950,000**

3 Bedroom, 3.00 Bathroom, 2,525 sqft  
Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

A beautiful well maintained 2-storey WALK-OUT located in the Estates of Auburn Bay. PRIME LOCATION higher elevation and midpoint location of a QUIET CRESCENT. Gorgeous curb appeal with architectural features like half round circle windows, wood shingle siding dormers, covered front porch, decorative wood trim garage door and stylish street lights add elegance and character. Close to the lake and just around the corner from a playground. SUNNY south west facing fenced backyard. Spacious main floor w 9' ceilings features den, great room with fireplace, gorgeous open kitchen w island/raised breakfast bar/walk-in pantry, oversized nook, powder room and mudroom w built-ins. Spectacular curved stairway is a focal point as you enter the foyer. Hardwood floors and brand new carpeting. Upper level features a spacious bonus room w vaulted ceiling and built-in speakers. Spacious primary retreat w spa-like 5-piece ensuite includes 6' soaker tub, large tile shower and huge walk-in closet with full length mirror. Generous sized 2nd & 3rd bedrooms. Central air conditioning & large full width deck overlooking the sunny SW backyard. Located within close proximity to the lake. The walkout basement is undeveloped with RI plumbing is ready to finish to your liking. Two Lennox furnaces, two Nest thermostats, 50 gallon hot water tank Feb 2022. Circuit breaker and wire ready for hot tub hook up. Nicely landscaped with pear tree in the front, apple tree and crab apples in the



back and in-lite outdoor lighting in the patio with extra cable to extend the lighting. Auburn Bay offers quick and easy access to Stoney Trail and 52nd Street. Located just minutes from the lake entrance, you can enjoy year-round activities. This home is also close to South Health Campus Hospital, schools, walking paths and shopping. Easy to view. Call your favorite realtor to schedule a private tour today!

Built in 2006

### **Essential Information**

MLS® #	A2202283
Price	\$950,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,525
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	52 Auburn Sound Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0E1

### **Amenities**

Amenities	Beach Access, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4

Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, No Smoking Home, Vaulted Ceiling(s), Central Vacuum  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Freezer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas Log, Great Room  
Has Basement Yes  
Basement Full, Unfinished, Walk-Out

### Exterior

Exterior Features Lighting  
Lot Description Back Yard, Front Yard, Landscaped, Lawn, See Remarks, Fruit Trees/Shrub(s)  
Roof Asphalt Shingle  
Construction Cement Fiber Board  
Foundation Poured Concrete

### Additional Information

Date Listed March 14th, 2025  
Days on Market 21  
Zoning R-G  
HOA Fees 509  
HOA Fees Freq. ANN

### Listing Details

Listing Office CIR Realty

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