

\$870,000 - 52 Auburn Sound Crescent Se, Calgary

MLS® #A2202283

\$870,000

4 Bedroom, 3.00 Bathroom, 2,525 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

*** OPEN HOUSE SUNDAY, JULY 27th from
11:00 am to 1:00 pm *** NEW PRICE ***

GREAT VALUE IN THE ESTATES ***

Beautiful well maintained 2-storey with
WALK-OUT BASEMENT located in the
ESTATES of AUBURN BAY. PRIME
LOCATION higher elevation and midpoint
location on a QUIET CRESCENT. Excellent
layout and design. 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 with spa-like 5-piece ensuite
includes 6' soaker tub, large tile shower and
huge walk-in closet with full length mirror.
Wake up and go to bed with beautiful west
views of the Rocky Mountains. Generous sized
2nd & 3rd bedrooms. Central air conditioning &
large full width deck overlooking the sunny
south west facing 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. Vacant for flexible move in date. Call your favorite realtor to schedule a private tour today!

Built in 2006

Essential Information

MLS® #	A2202283
Price	\$870,000
Bedrooms	4
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, Central Vacuum, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Window Coverings, Central Air Conditioner, Dryer, Electric Range, Freezer, Garage Control(s), Range Hood, Washer
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	See Remarks, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Days on Market	135
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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