



52 Auburn Sound Crescent Calgary Alberta

\$950,000

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! (id:6...

Bonus Room 17.42 Ft x 14.50 Ft

Bedroom 11.92 Ft x 11.83 Ft

Bedroom 10.75 Ft x 12.92 Ft

Primary Bedroom 16.75 Ft x 14.33 Ft

Other 10.92 Ft x 7.75 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Den 13.83 Ft x 9.92 Ft

Living room 16.67 Ft x 12.33 Ft

Other 11.67 Ft x 16.50 Ft

Laundry room 7.92 Ft x 8.33 Ft

2pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca