



52 Auburn Sound Crescent Calgary Alberta

\$915,000

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 Ca...

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

Bedroom 12.00 Ft x 12.00 Ft

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

a

Listing Presented By:



Originally Listed by:
CIR Realty

<http://www.blakepatrick.ca/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

