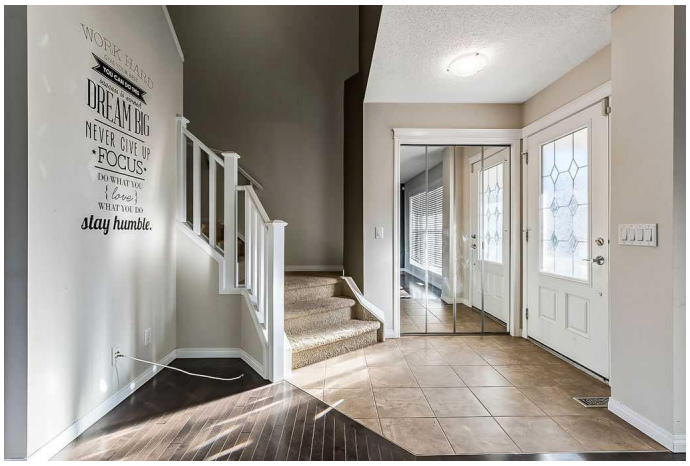
$613,000 - 12 Auburn Bay Crescent Se, Calgary

MLS® #A2198103

$613,000
4 Bedroom, 4.00 Bathroom, 1,359 sqft
Residential on 0.06 Acres



Auburn Bay, Calgary, Alberta

Nestled in the award-winning lake community of Auburn Bay, this great 2-storey detached home is perfect for first-time buyers, investors, or anyone looking for a home that grows with them.
Step inside to a beautiful open floor plan with neutral finishes that blend style and function. East and west-facing windows flood the space with natural light, while clear sightlines connect the living & dining room. The kitchen is designed for efficiency & entertaining and features shaker style doors & trims, corner pantry, stainless steel appliances, over the range microwave, computer work station, tile backsplash, and central island with pendants.

Upstairs, a staircase leads to 3 spacious bedrooms and 2 full baths. The fully finished lower level offers large rec room, a 4th bedroom, and another full bathroomâ€”perfect for teens or guests! Enjoy year-round lake access, proximity to the YMCA, library, South Health Campus, Cineplex, Superstore, top restaurants, shopping, and an off-leash dog park.

This is more than a homeâ€”it's a lifestyle! Donâ€™t miss out!

Built in 2009

Essential Information

MLS® #	A2198103

Price	$613,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,359
Acres	0.06
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12 Auburn Bay Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0K4

Amenities

Amenities	Beach Access, Clubhouse, Dog Park, Playground
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2025
Days on Market	50
Zoning	R-G
HOA Fees	495
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty

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