# \$599,900 - 24 Auburn Bay Crescent Se, Calgary

MLS® #A2198154

## \$599,900

3 Bedroom, 3.00 Bathroom, 1,361 sqft Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Jewel of a Deal!!! Convenient Location - Steps away from the Lake, ponds, Ice rink, parks, pathways, schools, shopping, transit, South Pointe Hospital, Seton YMCA, and the new exits. A wonderful URBAN STYLE HOME with many upgraded features & meticulously crafted by the original owner - Truly a family home. Over 1360 SF of living space offering 3 bedrooms, 2.5 baths & a big backyard... Check out the floor plan! This OPEN design features a spectacular CHEF's kitchen looking over the dining area and great room. Upgraded Fit & Finish features include: 3-way gas fireplace, hardwood floors throughout the main floor living areas, light & plumbing fixtures, baseboard, doors and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (maple raised panel doors & trims), granite counter tops, upgraded stainless steel appliances (gas stove) & over the range microwave, pantry, computer work station, tiled backsplash, dramatic central island with pendants, raised eating bar for three & under mount stainless steel sink. Upstairs includes an oversized primary bedroom with a full ensuite (Big soaker tub with shower head) and a separate supersized walk-in closet open to the below staircase with railing and two good-sized spare bedrooms. Other impressive features include an Unspoiled basement, a big backyard with a wood deck, a fully fenced backyard, rich front curb appeal with a full-width verandah, and a covered entry. May 22 possession date! Call

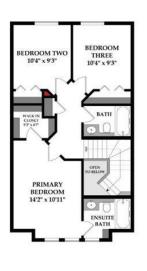


#### 24 AUBURN BAY CRESCENT SE

MAIN LEVEL (AG) - 680.00 Sq.Ft. / 63.17 m² UPPER LEVEL (AG) - 680.65 Sq.Ft. / 63.23 m² TOTAL ABOVE GRADE RMS SIZE - 1,360.65 Sq.Ft. / 126.40 m²









#### Built in 2010

#### **Essential Information**

MLS® # A2198154 Price \$599,900

Bedrooms3Bathrooms3.00Full Baths2Half Baths1

Square Footage 1,361 Acres 0.06 Year Built 2010

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 24 Auburn Bay Crescent Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 0K4

#### **Amenities**

Amenities Picnic Area, Playground, Recreation Room

Parking None, On Street

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters,

Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking

Tub, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Gas Stove, Window

Coverings

Heating Forced Air, Natural Gas, Central

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Mantle, Great Room, Three-Sided

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Lighting

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed February 28th, 2025

Days on Market 38

Zoning R-G

HOA Fees 494

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Jayman Realty Inc.

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