

**52 Auburn Sound Crescent SE
Calgary, Alberta**

MLS # A2202283



\$950,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,525 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, See Remark		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: None

A beautiful well maintained sun-soaked 2-storey walk-out located in the Estates of Auburn Bay. Location, location, quiet crescent with a sunny SW 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 soaker tub, large tile shower and huge walk-in closet. 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 furnaces, Nest thermostats, 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!