

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

MLS® #A2198154

**\$599,900**

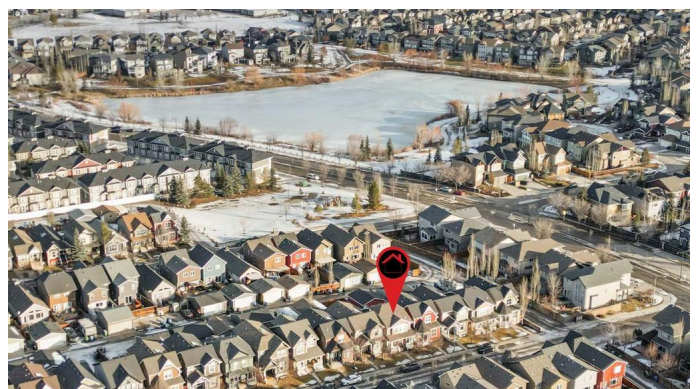
3 Bedroom, 3.00 Bathroom, 1,361 sqft  
Residential on 0.06 Acres

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**  
REC-A MEASUREMENT STANDARD - CALGARY, AB  
MAIN LEVEL (AG) - 680.00 Sq Ft / 63.17 m<sup>2</sup>  
UPPER LEVEL (AG) - 680.65 Sq Ft / 63.23 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1,360.65 Sq Ft / 126.40 m<sup>2</sup>



your friendly REALTOR(R) to book a viewing!

Built in 2010

### **Essential Information**

MLS® #	A2198154
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
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	Playground, Recreation Room, Picnic Area
Parking	On Street, None

### **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, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Three-Sided
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	35
Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
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