

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

MLS® #A2198154

\$599,900

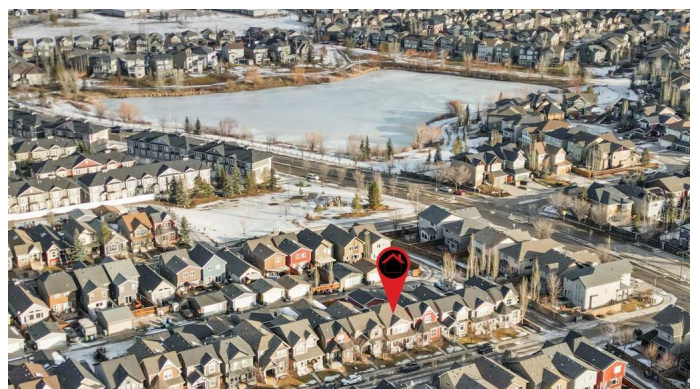
3 Bedroom, 3.00 Bathroom, 1,361 sqft
Residential on 0.06 Acres

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



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	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	1
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	40
Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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