

# \$1,099,000 - 64 Auburn Sound Crescent Se, Calgary

MLS® #A2225276

**\$1,099,000**

4 Bedroom, 4.00 Bathroom, 2,523 sqft

Residential on 0.16 Acres

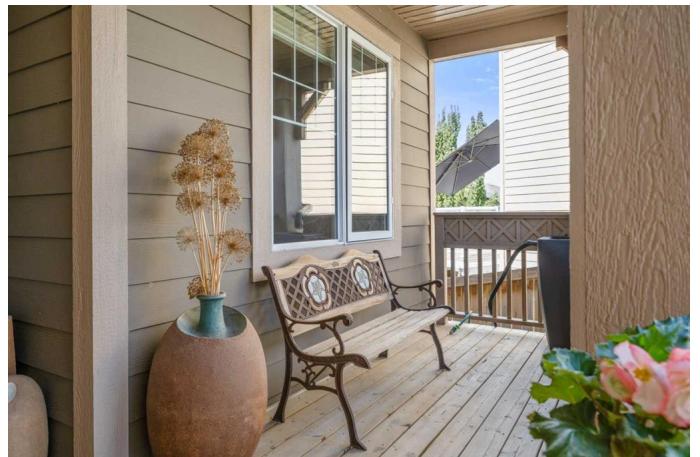
Auburn Bay, Calgary, Alberta

Welcome to your dream home nestled in a prestigious lake community of Auburn Bay, perfect for families seeking comfort, luxury, and convenience. It's a perfect time to join the community and start enjoying the beach time and lake fun! The summer to remember! This 2-storey with almost 3,700 of developed sqft sits on a large pie-shaped lot and boasts a walk-out fully finished basement offering ample space for every lifestyle.

Step inside to discover an open-concept floorplan designed for modern living and effortless entertaining. The gourmet kitchen is a showstopper, featuring stainless steel appliances, granite countertops, and plenty of cabinetry for all your culinary needs. You can take advantage of working from home in your private front office.

Upstairs has a large bright primary bedroom retreat with a spa-like ensuite with heated floors and a spacious walk-in closet with built-ins, 2 extra bedrooms, a full 2nd floor bathroom and a bonus room featuring high vaulted ceiling and a stunning arched window. Walk-out basement has a lot of space for entertaining, movie watching, or a gym. Plus, a full wet bar includes beautiful display cabinetry, mini fridge and fridge/freezer to keep your snacks downstairs. 4th guest bedroom and 3pc shower bathroom completes the basement development.

The home is loaded with high-end upgrades, including a 4-zone sound system, central air conditioning, central vacuum system, sprinkler



system, tranquil garden, and a heated garage for added comfort. The hot tub will stay. Book your private tour today!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225276    |
| Price          | \$1,099,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,523       |
| Acres          | 0.16        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 64 Auburn Sound Crescent Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 0E1                     |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Beach Access, Picnic Area, Playground   |
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted |
|-------------------|--|

|                 |  |
|-----------------|--|
|                 | Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)   |
| Appliances      | Bar Fridge, Built-In Oven, Central Air Conditioner, Dryer, Freezer, Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Wine Refrigerator |
| Heating         | Forced Air, Natural Gas  |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Finished, Full, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Dog Run, Storage   |
| Lot Description   | Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Low Maintenance Landscape, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding, Stone, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 4              |
| Zoning         | R-G            |
| HOA Fees       | 484            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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