

# \$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

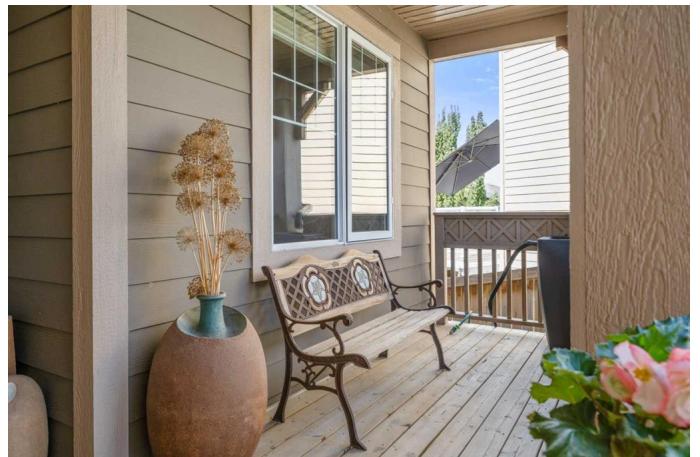
Auburn Bay, Calgary, Alberta

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

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island,
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	Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Bar, French Door
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator, Freezer, See Remarks
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	Storage, Dog Run
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Street Lighting, Dog Run Fenced In, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	20
Zoning	R-G
HOA Fees	484
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Realty Professionals
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