

\$599,000 - 12 Auburn Bay Crescent Se, Calgary

MLS® #A2198103

\$599,000

4 Bedroom, 4.00 Bathroom, 1,359 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Nestled in the award-winning lake community of Auburn Bay, this great 2-storey detached home is perfect for first-time buyers, investors, or anyone looking for a home that grows with them.

Step inside to a beautiful open floor plan with neutral finishes that blend style and function. East and west-facing windows flood the space with natural light, while clear sightlines connect the living & dining room. The kitchen is designed for efficiency & entertaining and features shaker style doors & trims, corner pantry, stainless steel appliances, over the range microwave, computer work station, tile backsplash, and central island with pendants.

Upstairs, a staircase leads to 3 spacious bedrooms and 2 full baths. The fully finished lower level offers large rec room, a 4th bedroom, and another full bathroom—perfect for teens or guests! Enjoy year-round lake access, proximity to the YMCA, library, South Health Campus, Cineplex, Superstore, top restaurants, shopping, and an off-leash dog park.

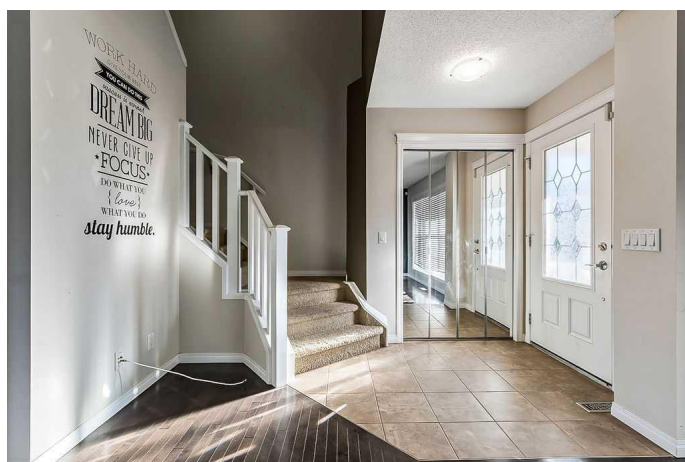
This is more than a home—it's a lifestyle!
Don't miss out!

Built in 2009

Essential Information

MLS® #

A2198103



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|----------------|-------------|
| Price | \$599,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,359 |
| Acres | 0.06 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 12 Auburn Bay Crescent Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 0K4 |

Amenities

| | |
|----------------|---|
| Amenities | Clubhouse, Beach Access, Dog Park, Playground |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape |

| | |
|--------------|--------------------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 57 |
| Zoning | R-G |
| HOA Fees | 495 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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