

# \$613,000 - 12 Auburn Bay Crescent Se, Calgary

MLS® #A2198103

**\$613,000**

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.

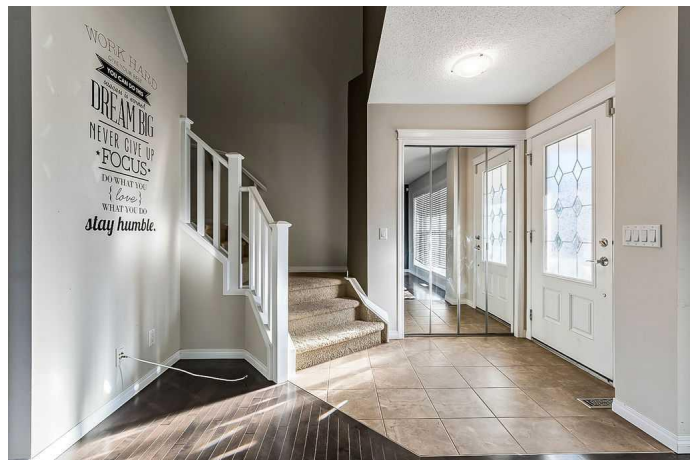
Upstairs, a staircase leads to 3 spacious bedrooms and 2 full baths. The fully finished lower level offers large rec room, a 4th bedroom, and another full bathroom—perfect for teens or guests! Enjoy year-round lake access, proximity to the YMCA, library, South Health Campus, Cineplex, Superstore, top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



|                |             |
|----------------|-------------|
| Price          | \$613,000   |
| 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      | Beach Access, Clubhouse, 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 | 38                  |
| Zoning         | R-G                 |
| HOA Fees       | 495                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

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

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