

# **\$875,000 - 94 Auburn Crest Way Se, Calgary**

MLS® #A2220705

**\$875,000**

3 Bedroom, 3.00 Bathroom, 2,231 sqft

Residential on 0.18 Acres

Auburn Bay, Calgary, Alberta

A one of a kind property offered by the original owners in the desirable lake community of Auburn Bay. This 3 bedroom, 2.5 bathroom, well designed and well appointed contemporary home with 2231 sq. ft. of above grade living space is situated on one of the largest pie shaped lots in the community. It has an East/West orientation capturing morning sunlight on the front and afternoon/evening sunlight on the rear yard and deck. There is something for the entire active family here from daily living, entertaining, relaxing, outdoor living and playing, a day at the beach, to a man cave for the mechanic/hobbyist at heart. Some of the features of the home are central air conditioning, 9 ft. knock down ceilings and ceramic tile flooring throughout the main level, lots of large windows to capture natural light, contemporary millwork, open plan, quartz counters in kitchen and bathrooms, wood rails and steel spindles on the wide staircase, spacious front and service entrances, upgraded stainless steel KitchenAid appliances, raised vanities in the bathrooms, upper-level laundry room with 1 year old Maytag washer/dryer, living room fireplace with stone front, hearth and mantle, and a convenient main floor office. The lower level is partially finished with framing and wiring for a recreation room, bedroom, 4-piece bathroom, storage and utility room. Permits for the lower-level development have not been obtained. The high efficiency hot water tank is



2 years old. There are many more detailed features noted in the captions under the photos. The exterior features are equally impressive with a concrete driveway and walk, fully fenced, massive west deck, balcony off the upper family room, landscaping with many shrubs, trees and perennials, a custom fishpond, greenhouse and garden shed. In addition to the oversized double attached garage there is a 29' 3" X 25' 2" triple detached garage at the rear of the property with 220 wiring and a gas heater. With back lane access there is a parking stall in the rear yard and one in front of the detached garage. This is an amazing man cave with space for all of the toys and a workshop. Auburn Bay is a great lake community with a clubhouse, beach, recreation facilities, and walking and bicycle paths. It is adjacent to the Southeast Health Campus, with many services, shopping, schools and recreation facilities in the area. There is bus service with express buses downtown and the planned future LRT green line. There is easy access to Stoney and Deerfoot Trails to get you anywhere. This is a must-see property!

Built in 2013

### **Essential Information**

MLS® #	A2220705
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,231
Acres	0.18
Year Built	2013
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	94 Auburn Crest Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1T8

### Amenities

Amenities	Clubhouse
Parking Spaces	9
Parking	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized, Stall, Triple Garage Detached, Workshop in Garage
# of Garages	5

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Raised Hearth, Stone
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped, Lawn, Level, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Silent Floor Joists, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	57
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Benchmark
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