

# \$899,900 - 94 Auburn Crest Way Se, Calgary

MLS® #A2220705

**\$899,900**

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          | \$899,900   |
| 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        | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized, Stall, Triple Garage Detached, Workshop in Garage, 220 Volt Wiring |
| # of Garages   | 5   |

### Interior

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 31             |
| Zoning         | R-G            |
| HOA Fees       | 509            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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