



THE
A-TEAM

**RE/MAX
FIRST**

190 AUBURN SHORES Crescent, Calgary T3M 0Y4

MLS® #: **A2132996** Area: **Auburn Bay** Listing **05/16/24** List Price: **\$895,000**
 Status: **Active** County: **Calgary** Change: **-\$24k, 30-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2011** Abv Sqft: **2,280**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,693 sqft** Ttl Sqft: **2,280**
 Lot Shape:

DOM

45
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Ext Feat: **BBQ gas line** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Induction Cooktop, Oven, Range Hood, Refrigerator, Window Coverings**
 Int Feat: **Breakfast Bar, Granite Counters, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`6" x 8`0"	Living Room	Main	15`2" x 23`9"
Dining Room	Main	8`2" x 13`5"	Kitchen	Main	9`4" x 14`0"
Laundry	Main	6`0" x 11`8"	Bedroom - Primary	Second	10`0" x 13`1"
Bedroom	Second	10`0" x 13`1"	Bonus Room	Second	14`5" x 20`9"
Family Room	Basement	15`2" x 21`4"	Bedroom	Basement	10`0" x 11`8"
2pc Bathroom	Main	5`1" x 5`5"	5pc Ensuite bath	Second	11`2" x 13`1"
3pc Bathroom	Second	4`1" x 8`0"	3pc Bathroom	Basement	5`0" x 10`0"

Bedroom **Second** **10`0" x 13`1"** Legal/Tax/Financial

Title: Zoning: **R-1**
Fee Simple
Legal Desc: **1013075**

Remarks

Pub Rmks: **Welcome to this professionally designed and curated home where style meets functionality. Thoughtfully planned opened concept main floor boasts a Midcentury modern vide. Extended open kitchen shelving, a modern oversized gas fire place with Kentwood walnut engineered flooring on the main floor and upper hallway are just a couple of things we absolutely love about this unique home. The perfect space to entertain and spend quality time with family. Upon entering this 4 bedroom, 3 1/2 bath, south facing house is the reclaimed Belgium blue stone foyer, and designer Anderson Tuftex carpet grand staircase. Enjoy sipping coffee from the second floor balcony taking in the morning sun. With features like a newly renovated second floor bathroom, designer light fixtures. A welcoming bonus room with ample space for lounging and an office, that features a wall of reclaimed Chicago brick. The open kitchen shelves will inspire you with polished granite counters and stainless steel appliances. The back yard and front yard were professionally designed with upgraded landscaping and architectural wide beam angle lighting. The exquisite patio is a checker board design crafted of Italian 3cm tile and another area perfect for entertaining. This house is absolutely set apart in the community of Auburn Bay.**

Inclusions: **Front Door Key Pads, Security Cameras, Smart Doorbell, and Chandelier Negotiable**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









