

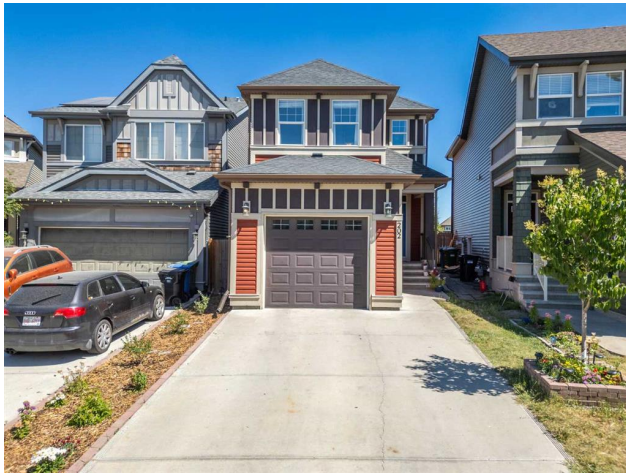


THE
A-TEAM

**RE/MAX
FIRST**

202 AUBURN CREST Way, Calgary T3M1T6

MLS®#: **A2154345** Area: **Auburn Bay** Listing Date: **07/29/24** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **4,014 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,423**
 Low Sqft:
 Ttl Sqft: **1,423**

DOM

51
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,No Neighbours Behind,See Remarks,Zero Lot Line**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Oven,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`10" x 12`8"	Kitchen	Main	11`6" x 12`3"
Foyer	Main	9`5" x 9`7"	Dining Room	Main	7`5" x 12`3"
2pc Bathroom	Main	5`0" x 5`4"	4pc Bathroom	Second	9`2" x 4`11"
4pc Ensuite bath	Second	9`1" x 10`2"	Bedroom	Second	9`3" x 11`6"
Bedroom	Second	9`3" x 11`7"	Bedroom - Primary	Second	12`11" x 15`9"

Walk-In Closet
Bedroom
Game Room

Second
Basement
Basement

5`8" x 9`3"
9`11" x 9`7"
14`2" x 13`3"

3pc Bathroom
Laundry
Furnace/Utility Room

Basement
Basement
Basement

7`5" x 5`6"
8`3" x 12`0"
9`1" x 6`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1212408

Zoning:
R-1N

Remarks

Pub Rmks:

Discover the perfect blend of comfort and convenience in the highly desirable Auburn Bay Lake community. This stunning Jayman-built 4 Bedroom home has 1935 sqft of total living space and is ideally located just steps from Schools, Parks, Auburn Bay Lake, Auburn Bay Station, Mahogany Village Market, and South Health Campus, with effortless access to Deerfoot and Stoney Trail. Step inside to a welcoming open-concept layout, where stylish stainless steel appliances and elegant granite countertops with a spacious island make entertaining a breeze. The home boasts a newly added basement, featuring a cozy bedroom, a full bathroom, and a convenient laundry area—ideal for guests or additional family needs. Upstairs, the expansive master suite is a true retreat, accommodating a king-sized bed with ease. It includes a large walk-in closet and a luxurious en-suite bathroom complete with an oversized vanity, a dedicated make-up station, a relaxing soaker tub, and a separate shower. Two additional bedrooms are thoughtfully positioned down the hall, sharing a well-appointed 4-piece bathroom. This home offers a perfect combination of modern amenities and a fantastic location—don't miss your chance to make it yours!

Inclusions:
Property Listed By:

N/A
eXp Realty

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





