



THE
A-TEAM

**RE/MAX
FIRST**

38 AUBURN CREST Green, Calgary T3M 0Z2

MLS®#: **A2162948**

Area: **Auburn Bay**

Listing Date: **09/09/24**

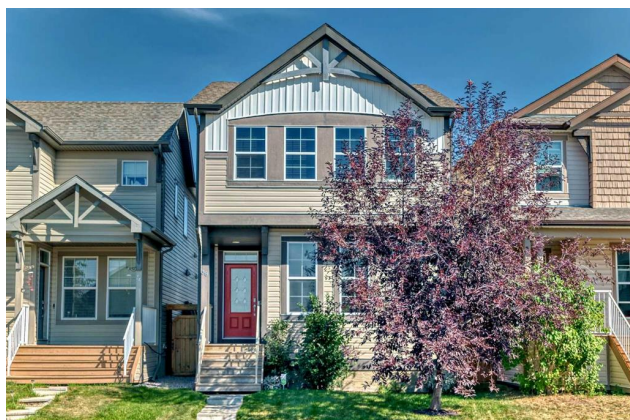
List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **2,691 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

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Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Electric,Forced Air,Humidity Control**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Humidifier,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Bathroom Rough-in,Breakfast Bar,Ceiling Fan(s),High Ceilings,Kitchen Island,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`2" x 12`5"	Dining Room	Main	12`5" x 10`3"
Living Room	Main	24`0" x 13`11"	2pc Bathroom	Main	4`11" x 5`2"
Bedroom - Primary	Upper	12`11" x 11`8"	4pc Ensuite bath	Upper	7`11" x 7`10"
Walk-In Closet	Upper	7`10" x 4`2"	Bonus Room	Upper	10`9" x 10`6"
Laundry	Upper	7`10" x 5`10"	Bedroom	Upper	10`7" x 9`4"
Bedroom	Upper	10`1" x 9`3"	4pc Bathroom	Upper	7`9" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

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Remarks

Pub Rmks: **This family home is walking distance to Bayside School (K-5), mere moments to all the shops/services/parks/playgrounds/schools and dog park that Auburn Bay & Seton have to offer. Quick access to Stoney & Deerfoot Trails will get you moving in no time. The open main floor invites you in from the front porch into the tiled foyer connecting to the living room, seating area, kitchen and rear dining space. An ideal floorplan to entertain or engage with the kids after school during homework time/meal prep, the kitchen island offers a raised cabinet space, undermount sink and bar seating for ease of separation and quick clean up. Stainless steel appliances include a dishwasher, refrigerator with water dispenser, gas stove and microwave hood fan. Hardwood floors lead you into the dining space, half bath off the back door, and out into the meticulously maintained low maintenance fully fenced back yard and insulated double detached garage (with gas line for heater - permit was not pulled to run gas line) with paved alley. To allow space for all family members, the upper floor features a split plan with two bedrooms next to the main 4pc bath, each with a good-sized closet, flanking the bonus area next to the master bedroom with 4pc ensuite (separate soaker tub and shower) and walk-in closet. Roughed in for a fourth bathroom, the basement features egress windows allowing this space to remain as storage, host teenagers, or become the entertaining area you've always dreamt of. Spend time at the Lake throughout the year! Be sure to check out the Auburn Bay Residents Association website for all the information on events, programs and other inclusion in your HOA fees (lake access extra).**

Inclusions: **Speakers outside garage, cabinets in garage, thermostat, key pads/locks, security system (dependent on Telus contract cancellation terms), window coverings.**
Property Listed By: **Diversified Management Southern**

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







