

225 AUBURN CREST Way, Calgary T2M 1T6

MLS® #: **A2163850** Area: **Auburn Bay** Listing Date: **09/11/24** List Price: **\$635,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **2,927 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,707**
 Low Sqft:
 Ttl Sqft: **1,707**

DOM
8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **3**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Close to Clubhouse,Few Trees,Front Yard,Lawn,Landscaped,Level,Street Lighting,Private,Rectangular Lot,See Remarks**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting,Playground,Private Entrance,Private Yard,Tennis Court(s)**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,No Smoking Home,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`0" x 5`7"	Kitchen	Main	14`5" x 7`11"
Dining Room	Main	15`6" x 8`6"	Living Room	Main	15`7" x 10`4"
2pc Bathroom	Main	7`8" x 2`11"	Bonus Room	Upper	20`3" x 12`10"
Bedroom - Primary	Upper	12`6" x 11`3"	4pc Ensuite bath	Upper	9`7" x 5`2"

Bedroom
4pc Bathroom

Upper
Upper

12`3" x 9`2"
7`10" x 5`7"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Upper
Basement

12`3" x 9`3"
36`2" x 17`11"

Title:
Fee Simple
Legal Desc:

1212408

Zoning:
R-1N

Remarks

Pub Rmks:

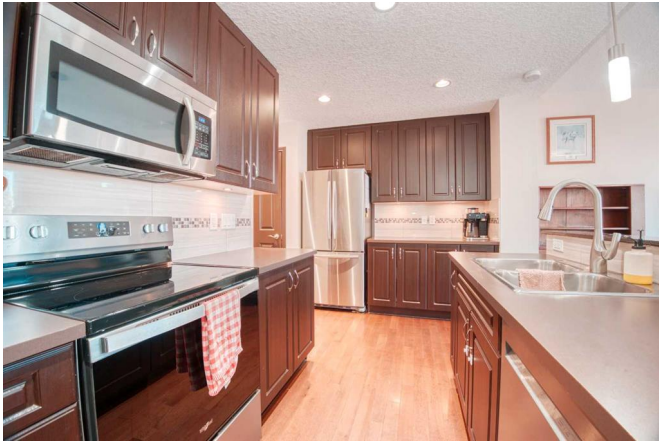
This fabulous 1708 sq ft Auburn Bay family home is in a tranquil location. It is only a few lots away from a significant green space with pathway access just around the corner through the quiet cul-de-sac. Bring the kids and pets and get ready to call this lovely and affordable family home your new home. Enjoy the community with full lake access for year-round family fun, including swimming, skating, hockey, pickleball, tennis and gymnasium. Spacious and open main floor with hardwood and tile floors, dark Maple cabinets and stainless-steel appliances. Great natural daylight with this west-facing backyard, perfect for leisure time and those family BBQs (gas-line to deck)! Handy two-piece powder room off the main and garage entrances for those quick trips. Large dining area with patio slider access to this fantastic backyard. The second level offers three large bedrooms; the spacious primary bedroom is complete with a full ensuite bath and a walk-in closet. The other two bedrooms are the same size, making it easy to place the kids and have bright, sunny west exposure. The upstairs bonus room could easily be the perfect home office or guest room if desired and complete with a door already installed. Another bonus - laundry is on the second level as well! The lower level is a blank canvas for your future development. The massive west-exposed deck off the dining area is newly renovated with composite vinyl boarding. Enjoy the convenience of the single attached garage and long front driveway for the second car. Close to absolutely everything for shopping, dining, schools, traffic, and bus routes. Do not miss this fabulous family home!!

Inclusions:
Property Listed By:

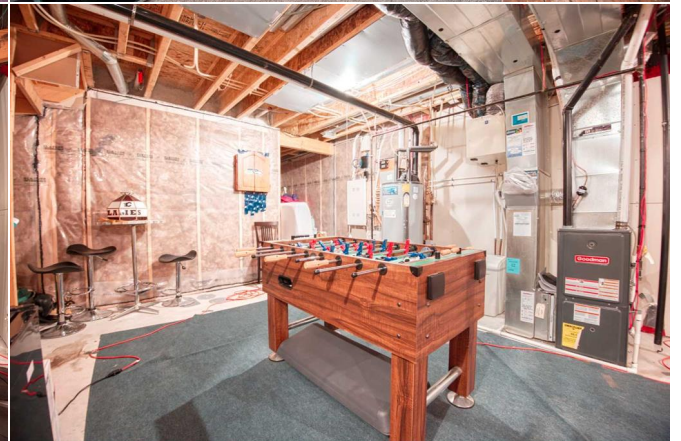
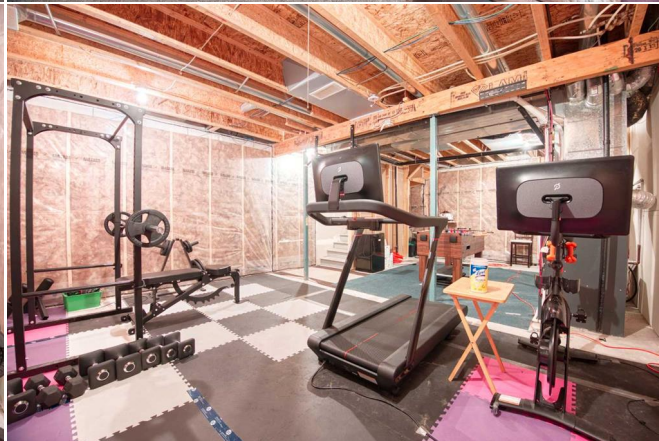
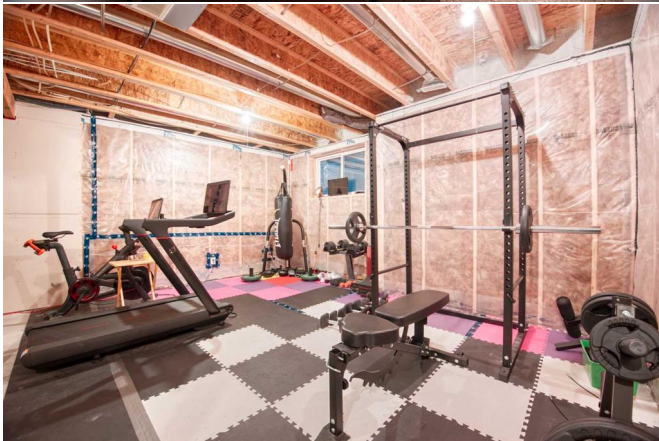
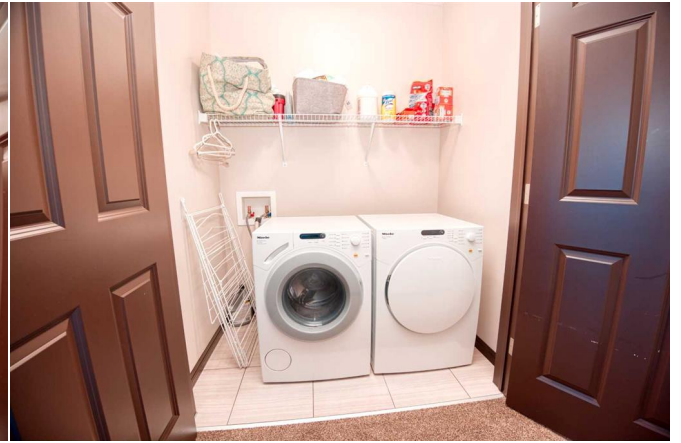
Alarm system
Century 21 PowerRealty.ca

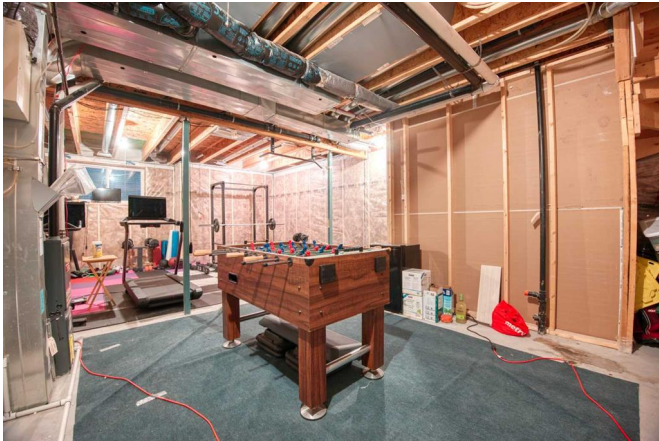
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











225 Auburn Crest Way SE, Calgary, AB

Main Floor Exterior Area 693.89 sq ft
Interior Area 616.46 sq ft
Excluded Area 327.51 sq ft



0 4 8 ft
PREPARED: 2024/05/07
While regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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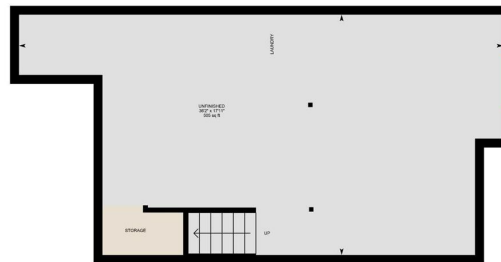
2nd Floor Exterior Area 1011.02 sq ft
Interior Area 917.20 sq ft



0 4 8 ft
PREPARED: 2024/05/07
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Basement (Below Grade) Exterior Area 618.07 sq ft
Interior Area 585.94 sq ft



0 3 6 ft
PREPARED: 2024/05/07
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