

## 190 AUBURN SHORES Crescent, Calgary T3M 0Y4

09/18/24 List Price: **\$875,000** MLS®#: A2165800 Area: **Auburn Bay** Listing

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:



**General Information** 

Prop Type: Residential Sub Type: Detached City/Town: Calgary

Year Built: 2011 Lot Information

Lot Sz Ar: Lot Shape:

4,693 sqft

Access:

Lot Feat: Park Feat:

Back Yard, Close to Clubhouse, Landscaped, Many Trees, Private Additional Parking, Double Garage Attached, Driveway

Finished Floor Area

2,280

2,280

Abv Saft:

Low Sqft:

Ttl Sqft:

DOM

<u>Layout</u>

4 (3 1 )

3.5 (3 1)

2 Storey

4 2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1

Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Fireplace(s),Forced Air

Sewer:

**Utilities:** 

Ext Feat: **BBQ** gas line, Private Yard Construction:

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Hardwood, See Remarks, Tile

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings

Int Feat: Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`7" x 5`1"	Dining Room	Main	13`8" x 7`6"
Kitchen	Main	13`8" x 14`8"	Laundry	Main	12`7" x 5`11"
Living Room	Main	13`4" x 23`9"	Foyer	Main	9`10" x 11`5"
5pc Ensuite bath	Second	43`6" x 36`8"	Bedroom	Second	43`3" x 32`10"
Bedroom	Second	43`3" x 43`3"	Bonus Room	Second	68`4" x 52`9"
Bedroom - Primary	Second	44`0" x 54`8"	3pc Bathroom	Second	4`11" x 8`0"
Bedroom	Basement	32`10" x 16`5"	Game Room	Basement	50`0" x 70`0"

 Foyer
 Main
 32`3" x 37`6"
 3pc Bathroom
 Basement
 9`11" x 4`11"

 Legal/Tax/Financial
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Title: Zoning: Fee Simple R-1

Legal Desc: **1013075** 

Remarks

Pub Rmks:

LOCATION! LUXURY & A TOUCH OF HISTORY! Tucked away on a quiet street, steps away to the Lake Clubhouse, this home brings inner-city sparkle to the Estates of Auburn Bay. Sure to wow, with over 3,000 Sq.ft of living space, 4 bedrooms, 3.5 baths & a fully developed basement. It is the perfect home for a couple or growing family. Rest easy knowing this home was fully maintained & renovated by a talented interior designer/architect. No expense was spared on custom renovations & hand-picked quality products, ensuring these upgrades last a lifetime. Experience the best of both worlds where history meets modern luxury. From the Belgium blue tiled fover, designer Tuftex carpeting, Kentwood hardwood flooring, historic light fixtures, kitchen, baseboards, painting & bathroom renovations. Every corner of this home has been upgraded to reflect a sophisticated blend of mid-century style curated with a modern contemporary design. Open the door to be greeted by vaulted ceilings, an upgraded expanded staircase & a one-of-a- kind antique Royal Chandelier (circa 1926). Welcome to your open concept living & dining area: perfect for entertainment. Featuring a 6 ft gas fireplace, brand-new kitchen cabinetry & sconces from the Banff Springs throughout! Rejuvenate with the family upstairs in the bonus room, complete with a balcony & refurbished brick feature wall from Chicago (circa 1910). An open hallway leads you to your 2 additional bedrooms and a newly renovated 3-piece bath. The crown jewel, an oversized primary bedroom, walk-in closet, 3-piece vanity & soaker tub! No issues staying warm in the fully developed basement, it comes complete with an additional gas fireplace, heated bathroom floor & a 4th bedroom for guests or an office. Need more! No problem. Retreat outside to your west facing, fully landscaped oasis. Surrounded by blooming, fully mature trees provide you with additional privacy. The Italian tile patio offers a perfect place to unwind with a splash of design. Complete with an outdoor gas line for your BBQ & fireplace making it a host's dream. With quick access to major roads & every amenity you could imagine close by; Seton & Mahogany Shopping, walking distance to South Calgary Health Campus Hospital, VIP theatre & the largest YMCA makes living here a breeze. No shortage of adventures with a 4 season all-access lake for skating, parties & summer fun! Nothing left to do but turn the key and start making memories.

Inclusions:
Property Listed By:

Light Fixtures-All, Including the Entrance Chandelier circa 1926

Paramount Real Estate Corporation

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











