33 AUBURN CREST Green, Calgary T3M 0Z2

MLS®#:	**A2166003**	Area:	**Auburn Bay**	Listing Date:	**09/17/24**	List Price:	**$615,000**
Status:	**Pending**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information

Prop Type:	**Residential**			
Sub Type:	**Detached**			
City/Town:	**Calgary**	Finished Floor Area		
Year Built:	**2012**	Abv Sqft:	**998**	
Lot Information		Low Sqft:		
Lot Sz Ar:	**3,336 sqft**	Ttl Sqft:	**998**	
Lot Shape:				

Access:
Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped**
Park Feat: **Double Garage Detached**

DOM 2

Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking
Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air,Natural Gas**		**Vinyl Siding,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**Private Entrance,Private Yard**		**Carpet,Ceramic Tile,Laminate,Vinyl**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	**Main**	**3`11" x 3`6"**	**Living Room**	**Main**	**14`6" x 13`4"**
Dining Room	**Main**	**10`1" x 9`8"**	**Kitchen**	**Main**	**7`1" x 13`1"**
Pantry	**Main**	**3`8" x 3`7"**	**Entrance**	**Main**	
Bedroom	**Main**	**8`6" x 8`8"**	**Laundry**	**Main**	**3`8" x 2`11"**
3pc Bathroom	**Main**	**6`3" x 5`8"**	**4pc Ensuite bath**	**Main**	**7`7" x 7`9"**
Bedroom - Primary	**Main**	**10`8" x 12`1"**	**Bedroom**	**Basement**	**11`9" x 11`3"**
4pc Bathroom	**Basement**	**8`1" x 4`11"**	**Kitchen With Eating Area**	**Basement**	**8`9" x 14`4"**

| Walk-In Closet | Basement | 6`5" x 4`11" | Bedroom | Basement | 10`11" x 11`2" |
| Laundry | Basement | 6`8" x 6`4" | Family Room | Basement | 9`10" x 15`8" |

Legal/Tax/Financial

Title: **Fee Simple**		Zoning: **R-1N**	
Legal Desc:	**1110025**		

Remarks

Pub Rmks: **Open Houses - Sat Sept 21st & Sun Sept 22nd from 1-3PM each day! Wow, check out this elusive rare bungalow in Auburn Bay that is perfectly located just steps from multiple parks/playgrounds AND it has an illegal suite with a rear separate entrance. Corner lot, detached garage with 4 bedrooms (2+2) and 3 full bathrooms! As you enter this beautiful home you have the primary bedroom at the front of the house with ample closet space and a full ensuite bathroom, through to the living areas you have soaring vaulted ceilings throughout the main floor, an open floor plan with the kitchen as the focal point and it has a corner pantry, tiled backsplash, stainless steel appliances, breakfast eating bar and a skylight! Through the rest of the main floor there is gorgeous tiled flooring, another good sized bedroom (that has the upper laundry in the closet), a 3 piece bath for the kids and guests, large living room and dining area with views out to the back yard! The lower level is completely finished and has 2 bedrooms, another full bathroom, ample space for the living room/dining area and a full kitchen set up! There is also a second laundry room and storage downstairs! The yard is super low maintenance and has a pergola, good sized deck, storage under the deck and a multitude of garden boxes! The home also has A/C, corner lot with only one neighbour, plenty of extra parking, is a short walk to the LAKE, hospital, theatre, YMCA, restaurants, shops, pubs, major roadways and so much more! This one has it all and shows fabulously! Come and have a look!**

Inclusions: **all attached shelving, garden boxes in the back yard, washer and dryer in basement, stove, microwave and fridge in the basement**

Property Listed By: **Real Broker**

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