



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**38 AUBURN CREST Green, Calgary T3M0Z2**

MLS®#: **A2177077**

Area: **Auburn Bay**

Listing Date: **11/03/24**

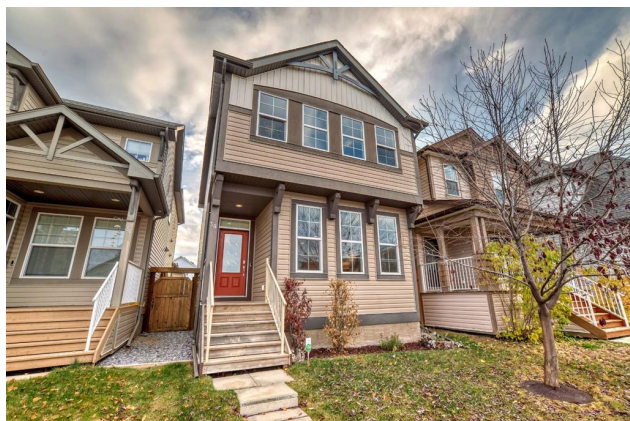
List Price: **\$659,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 16-Nov**

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:

Finished Floor Area

Abv Sqft: **1,726**  
Low Sqft:  
Ttl Sqft: **1,726**

DOM

**18**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Street Lighting**  
Park Feat: **Double Garage Detached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Kitchen Island,No Smoking Home,Open Floorplan,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	24`1" x 13`11"
Dining Room	Main	9`10" x 12`5"
Bedroom - Primary	Second	11`8" x 12`11"
Laundry	Second	5`11" x 7`10"
Bedroom	Second	9`3" x 12`11"
4pc Ensuite bath	Second	

Room	Level	Dimensions
Kitchen	Main	12`11" x 12`5"
Mud Room	Main	5`2" x 5`6"
Bonus Room	Second	10`6" x 10`8"
Bedroom	Second	9`3" x 12`5"
2pc Bathroom	Main	
4pc Bathroom	Second	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1112351**

Remarks

Pub Rmks:

**Immaculate 1726 Square Foot 2-Story home with Heated Double Car Garage located on a quiet street in the lakeside community of Auburn Bay. Open Concept Design with 3 bedrooms, 2.5 bathrooms & an upper bonus room. Check out this floor plan! This OPEN design features 9' main floor - Spectacular CHEF's kitchen all over looking the dining area and great room. Upgraded Fit & Finish features include: Curved staircase with maple railings, luxury hardwood floors through out the main floor living areas, light & plumbing fixtures, baseboard, doors and casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (maple shaker style doors & trims), granite counter tops, upgraded stainless steel appliances & over the range microwave, custom wall pantry cabinets, computer work station, tile backsplash, dramatic central island with pendants, an eating bar for three & under mount stainless steel sink. Upstairs includes an oversized primary bedroom with a full spa like en-suite (Big soaker tub & separate shower) with a walk-in closet, upper laundry room with storage and a window, maple railing and 2 generous sized spare bedrooms, and a large bonus room. Other impressive features include: Central air conditioning, Unspoiled basement with rough in for 4th bath, fully fenced and landscaped private backyard with stamped concrete patio. Auburn Bay provides year-round activities at the lake, an extensive pathway system, schools including the new K-5 Bayside school, numerous parks, green spaces, an off-leash dog park, and various amenities, including groceries and restaurants. Fish Creek Park, the Seton YMCA, and South Health Campus are just minutes away.**

Inclusions:  
Property Listed By: **Garage Cabinets, Outside Speakers.  
Century 21 Bamber Realty LTD.**

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









