



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2 AUBURN CREST Place, Calgary T3M 0Z4**

MLS®#: **A2187960**      Area: **Auburn Bay**      Listing Date: **01/20/25**      List Price: **\$500,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2012**  
 Lot Information  
 Lot Sz Ar: **3,153 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Rectangular Lot**  
 Park Feat: **Off Street,Parking Pad**

DOM

**2**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Lighting,Rain Gutters**  
 Construction: **Cedar,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`7" x 5`6"	Living Room	Main	13`6" x 13`9"
Dining Room	Main	10`2" x 7`3"	Kitchen	Main	11`7" x 9`9"
2pc Bathroom	Main	2`8" x 6`7"	Bedroom - Primary	Upper	12`6" x 13`7"
Walk-In Closet	Upper	5`7" x 5`0"	4pc Ensuite bath	Upper	7`11" x 4`11"
Bedroom	Upper	11`9" x 12`10"	4pc Ensuite bath	Upper	4`11" x 7`10"
Walk-In Closet	Upper	4`11" x 4`5"	Furnace/Utility Room	Basement	5`4" x 7`8"
Laundry	Basement	16`6" x 5`7"	Family Room	Basement	11`3" x 21`10"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1110025**

Remarks

Pub Rmks: **Welcome to this perfectly located home on a corner lot and across from a brand new school and playground! This being a corner lot allows for extra windows and an abundance of natural sunlight to flood in to the wide open floor plan! The living room is at the front of the house and has a beautiful gas fireplace as the focal point, as you walk to the back of the home there is a central dining area and then the kitchen is at the back with an island, granite countertops, stainless steel appliances, tiled backsplash and gorgeous white cabinetry. The main floor is completed with access to the back yard and a half bathroom. Upstairs you will find the much sought after double master floorplan and they both have walk in closets and full 4 piece ensuites! The basement level is 90% finished (just needs the bathroom to be finished completely) and it has a good sized rec room and laundry/storage area. Outside you will appreciate the good sized yard that currently has a shed and still plenty of yard space for the kids and a future double garage! This is a great home, perfect location that is close to EVERYTHING (lake, YMCA, schools, transit, hospital, restaurants, pubs, shops, major roadways and so much more!) Put this one on your list before it's gone!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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











