

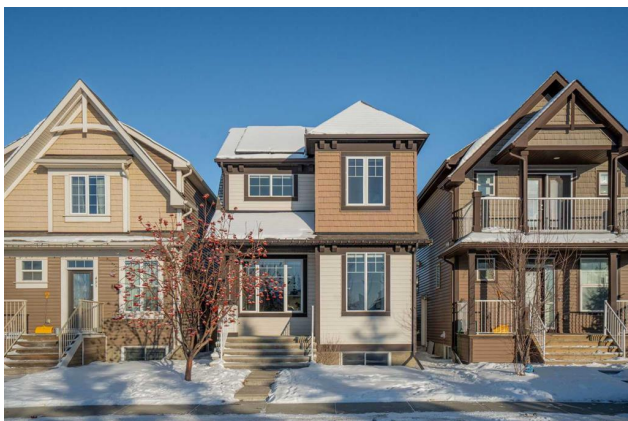


THE
A-TEAM

**RE/MAX
FIRST**

489 AUBURN CREST Way, Calgary T3M 1P9

MLS®#: **A2195757** Area: **Auburn Bay** Listing Date: **02/20/25** List Price: **\$659,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **2,669 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,543**
 Low Sqft:
 Ttl Sqft: **1,543**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot,See Remarks**
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Quartz Counters,See Remarks,Skylight(s),Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`8" x 13`7"	Kitchen	Main	15`1" x 15`11"
Dining Room	Main	12`8" x 10`1"	2pc Bathroom	Main	5`2" x 5`1"
Bedroom	Upper	8`10" x 11`7"	Bedroom	Upper	9`6" x 10`10"
4pc Bathroom	Upper	7`6" x 5`6"	5pc Ensuite bath	Upper	7`2" x 11`11"
Bedroom - Primary	Upper	12`5" x 15`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1213501

Remarks

Pub Rmks:

****OPEN HOUSE FEB 22-23 FROM 1-3PM**.** Welcome to this beautifully designed 3-bedroom, 2.5-bathroom home in the highly sought-after lake community of Auburn Bay! Situated directly across from a park, this home offers incredible access to green space, playgrounds, and year-round outdoor fun while being just minutes from schools, shopping, and essential amenities. Step inside to a bright and airy living room, where large windows flood the space with natural light. The central kitchen is thoughtfully designed with granite countertops, stainless steel appliances, and pull-out shelving in the cabinets—a dream for organization and efficiency. At the back of the home, the spacious dining area overlooks the backyard and provides direct access to the deck and fully landscaped yard, perfect for summer BBQs and outdoor gatherings. A 2-piece bath and mudroom conveniently lead out to the yard, making day-to-day living effortless. Upstairs, you'll find a well-appointed primary bedroom retreat, complete with a 5-piece ensuite featuring quartz countertops, a soaker tub, a separate shower, and a generous walk-in closet. Two additional bedrooms are thoughtfully positioned at the opposite end of the hall, offering privacy and space for family or guests. These bedrooms share a 4-piece bath with quartz counters, ensuring both style and practicality. The unfinished basement presents endless possibilities, whether you choose to develop it into additional living space or keep it as a recreation zone. One standout feature is the built-in climbing wall—a fun and unique addition that kids (and adventurous adults!) will love. This home is packed with modern conveniences and energy-efficient upgrades, including 25 solar panels (savings of approx. \$200/mth in 2024), Lutron smart switches, Hue lighting automation, and a smart thermostat with temperature sensors in the bedrooms. Additional highlights include central air conditioning for year-round comfort, roughed-in central vacuum for easy cleaning, and an in-ground sprinkler system to keep your lawn lush and healthy. The paved back lane offers a clean and low-maintenance alternative to gravel, making it a perfect spot for kids to ride bikes, play games, or enjoy chalk art in the summer. When winter arrives, embrace the season with your very own backyard skating rink, complete with an included tarp to help you set up the perfect outdoor rink for endless family fun. Living in Auburn Bay means more than just owning a home—it's about embracing a vibrant, active lifestyle. You'll enjoy walking-distance access to schools, shopping, restaurants, the Brookfield YMCA, South Health Campus, dog parks, and the stunning Auburn Bay Lake, where you can swim, kayak, skate, or relax on the beach. With quick access to Deerfoot and Stoney Trail, commuting and exploring the city is a breeze. This is more than just a house—it's a home designed for making memories. Don't miss the opportunity to live in one of Calgary's most sought-after lake communities!

Inclusions:
Property Listed By:

Shed, climbing wall, rink boards & tarp, filing cabinet in basement
Royal LePage Benchmark

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

