

# \$618,500 - 225 Auburn Crest Way Se, Calgary

MLS® #A2163850

## \$618,500

3 Bedroom, 3.00 Bathroom, 1,708 sqft

Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

This fabulous 1708 sq ft Auburn Bay family home is in a tranquil location. It is only a few lots away from a significant green space with pathway access just around the corner through the quiet cul-de-sac. Bring the kids and pets and get ready to call this lovely and affordable family home your new home. Enjoy the community with full lake access for year-round family fun, including swimming, skating, hockey, pickleball, tennis and gymnasium. Spacious and open main floor with hardwood and tile floors, dark Maple cabinets and stainless-steel appliances. Great natural daylight with this west-facing backyard, perfect for leisure time and those family BBQs (gas-line to deck)! Handy two-piece powder room off the main and garage entrances for those quick trips. Large dining area with patio slider access to this fantastic backyard. The second level offers three large bedrooms; the spacious primary bedroom is complete with a full ensuite bath and a walk-in closet. The other two bedrooms are the same size, making it easy to place the kids and have bright, sunny west exposure. The upstairs bonus room could easily be the perfect home office or guest room if desired and complete with a door already installed. Another bonus - laundry is on the second level as well! The lower level is a blank canvas for your future development. The massive west-exposed deck off the dining area is newly renovated with composite vinyl boarding. Enjoy the convenience of the single attached garage and long front driveway for



the second car. Close to absolutely everything for shopping, dining, schools, traffic, and bus routes. Do not miss this fabulous family home!!

Built in 2013

### **Essential Information**

MLS® #	A2163850
Price	\$618,500
Sold Price	\$618,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,708
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	225 Auburn Crest Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 1T6

### **Amenities**

Amenities	Beach Access, Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	3
Parking	Single Garage Attached

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, No Smoking Home,
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	Open Floorplan, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Lighting, Playground, Private Entrance, Private Yard, Tennis Court(s)
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Level, Street Lighting, Private, Rectangular Lot, See Remarks, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	September 11th, 2024
Date Sold	October 9th, 2024
Days on Market	28
Zoning	R-1N
HOA Fees	493.85
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 PowerRealty.ca
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