



**302 Auburn Crest Way SE
Calgary, Alberta**

MLS # A2290142



\$624,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,410 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Back Lane, Rectangular Lot, Secluded, Street Lighting		

Heating:	Exhaust Fan, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: na

This wonderful 2-storey residence with a FULLY DEVELOPED BASEMENT with SIDE ENTRANCE offers a perfect blend of modern design and comfort. Nestled on a quiet street in a great community, this property provides a warm and inviting atmosphere for you and your family. The OPEN FLOOR PLAN & 9 FT CEILING enhances the spacious feel, perfect for entertaining friends and family. ABUNDANT NATURAL LIGHT floods the main floor, creating a warm and welcoming ambiance. RICH CABINETRY complements the kitchen, providing ample storage space. Stainless steel appliances add a touch of luxury to this area. THREE BEDROOMS on the upper level provide cozy retreats for the family. The primary bedroom offers it's own 4 piece bath. The lower level is a haven for entertainment and relaxation. Featuring an additional bedroom, a 4-piece bath, and a cozy living room. CONVENIENT SINGLE ATTACHED GARAGE ensures easy access to your home, especially during those cold winter months. Take advantage of the nearby COMMUNITY LAKE and all the amenities it has to offer. Parks, recreational facilities, and a strong sense of community await you. Quick and convenient access to major routes allows for easy commuting and travel out of the city. ++ LAKE ACCESS, VERY CLOSE TO SOUTH HEALTH CAMPUS, SHOPPING & ALL AMENITIES.