



**190 Auburn Shores Crescent SE  
Calgary, Alberta**

**MLS # A2132996**



**\$895,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,280 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Front Door Key Pads, Security Cameras, Smart Doorbell, and Chandelier Negotiable

Welcome to this professionally designed and curated home where style meets functionality. Thoughtfully planned opened concept main floor boasts a Midcentury modern vide. Extended open kitchen shelving, a modern oversized gas fire place with Kentwood walnut engineered flooring on the main floor and upper hallway are just a couple of things we absolutely love about this unique home. The perfect space to entertain and spend quality time with family. Upon entering this 4 bedroom, 3 1/2 bath, south facing house is the reclaimed Belgium blue stone foyer, and designer Anderson Tuflex carpet grand staircase. Enjoy sipping coffee from the second floor balcony taking in the morning sun. With features like a newly renovated second floor bathroom, designer light fixtures. A welcoming bonus room with ample space for lounging and an office, that features a wall of reclaimed Chicago brick. The open kitchen shelves will inspire you with polished granite counters and stainless steel appliances. The back yard and front yard were professionally designed with upgraded landscaping and architectural wide beam angle lighting. The exquisite patio is a checker board design crafted of Italian 3cm tile and another area perfect for entertaining. This house is absolutely set apart in the community of Auburn Bay.