



GRASSROOTS
REALTY GROUP

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

MLS # A2136544



\$640,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,693 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Few Trees, Street Lighting, Rectangular Lot, Zero Lot Line		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

Welcome to this fantastic 3 bedroom and 2 1/2 bath detached home in Auburn Bay. The home has been recently renovated and is ready to move in - QUICK POSSESSION! The main floor has a kitchen with extra cupboards and stainless steel appliances - there is a massive living room and a patio door leading out to the fenced backyard with a large deck and shed. Upstairs there is a large family/bonus room with vaulted ceilings, 3 bedrooms including the primary with its own ensuite and walk-in closet. There is another 4 piece bathroom and the laundry room is conveniently upstairs too. The home has Central Air Conditioning! And of course the attached garage to keep your car and tools. Enjoy access to Auburn Bay's lake and all the conveniences this wonderful neighbourhood has to offer! This home is walking distance to school. There is ample parks and shopping nearby as well as easy access to South Campus Hospital. Book your private showing today!