



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

450 Auburn Crest Way SE
Calgary, Alberta

MLS # A2145133



\$720,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,736 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Heated Garage, Oversized, Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Pie Shaped Lot		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Inclusions: Fridge in Garage, Cabinets in Garage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1N

Utilities: -

WELCOME TO THE LAKE LIFE! Take advantage of four-season lake living with beaches and club house facilities exclusive to residents of Auburn Bay. Enjoy sports courts, nearby shops, restaurants & so much more! This home is LIKE BRAND NEW - plus SO MANY UPGRADES!! Move in and start enjoying the lifestyle now with nothing left to do but enjoy this gorgeous home. With over 2,400 square feet of developed living space this home offers three bedrooms upstairs along with a five-piece ensuite and a comfy bonus room. The developed basement provides a fourth bedroom and additional family room and recreational space. Enjoy your morning coffee and watch the sun rise on the front verandah. Walk in the front door & enjoy 9 ft ceilings on the main. The open concept living room, kitchen & dining area turns your home into a great gathering place for friends and family. Natural light flows from front to back. Transition directly out to your oasis in the massive southwest facing backyard! With all three levels fully developed this home provides space for a large family. Property highlights include large windows throughout, a spacious kitchen with full-height cabinetry including a built-in pantry, sleek quartz counters, stainless steel appliances, tall ceilings, luxury vinyl plank flooring, upgraded lighting, AIR CONDITIONING and best of all a massive backyard with an oversized and heated THREE CAR GARAGE. Explore endless options for retail therapy via dozens of popular restaurants, shops and boutiques within Auburn Station's retail hub and nearby Seton's Urban Development. Seton's Urban District offers easy access to everything you'll need for work, shopping, home decor, entertainment, education, health and fitness. With easy access to Deerfoot and Stoney Trail, Auburn Bay offers everything you could want in a

community & more. Don't miss out on this spectacular home and come live the lake life today!