



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

**MLS # A2152988**



**\$670,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,451 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Triple Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Walk-In Closet(s)		

**Inclusions:** Hoists in Garage negotiable

A must see property! Located in the beautiful Auburn Bay community, this corner lot has a host of upgrades for a true turn key experience. The main floor features an open concept design with a modern kitchen with granite countertops and a large island for the ultimate cooking experience. A natural gas fireplace located in the living room sets off the entrance, and the corner lot location allows for more windows to provide natural light to the home. Lighting fixtures (with the exception of the foyer) have been upgraded to LED's to reduce electricity usage. On the upper floor, the spacious primary bedrooms features a gorgeous 4-piece en-suite bathroom and walk in closet. Two additional bedrooms and a second 4-piece bathroom finish the upper level. The unfinished basement is a blank canvas ready for future improvements. A custom 725 square foot heated 3 car garage with 60 amp service and security camera's has been added to the property, making it a car enthusiasts dream. The two hoists currently located in the garage are negotiable if desired. An additional parking pad (large enough for a trailer/small boat) adjacent to the garage allows for comfortably accommodating another vehicle. Lake access ensures endless summer fun!