



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

MLS # A2153058



\$895,000

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

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Granite Counters, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: Outdoor Fire Table and T.V Mount in Basement.

Welcome to this meticulously maintained residence nestled in the Auburn Bay community. As you step inside, a striking grand staircase and blue Belgian paving stones greet you, creating a contemporary flair to the home. Throughout the open-concept main floor, rich walnut hardwood flooring guides you. The living room boasts a substantial gas fireplace and a large space ideal for hosting gatherings. Transitioning seamlessly into the kitchen, you'll appreciate the convenience of a corner pantry, a breakfast bar for casual dining, and modern touches like expansive shelves for displaying glassware. Adjacent to the kitchen, the formal dining area bathes in natural light from the expansive windows and glass door leading to the patio and backyard. Completing the main floor are a two-piece bathroom and a mudroom/laundry room with direct access to the double-car garage. Upstairs, a spacious bonus room awaits, featuring a reclaimed Chicago brick accent wall and a generous balcony for added outdoor enjoyment. The primary bedroom offers ample space for king-sized furniture, complemented by a sizable walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms and a 3-piece bathroom enhance the upper level's functionality. Descending to the lower level, you'll discover an extra bedroom, a 4-piece bathroom with heated floors, and a large family space centred around a cozy gas fireplace and surrounded by smart strand carpeting throughout. Outside, the backyard oasis beckons with its fully fenced yard and exquisite patio crafted from Italian tile, perfect for summer entertaining. Residents of Auburn Bay enjoy a vibrant community life year-round, with amenities such as ice fishing, lake rinks, skating, scenic lake paths, and various facility bookings including banquet rooms and picnic shelters. Plus, indulge in beach activities during the spring and summer,

tennis, and an array of programs spanning art, sports, fitness, and more!