



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

**MLS # A2160984**



**\$889,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,641 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Lawn, Interior Lot, Irregular Lot, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<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>	Bar, Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Soaking Tub, Tankless Hot Water, Wired for Sound		

**Inclusions:** Garage ProSlat (no Hooks), 4 TV wall mounts, 3 Pieces Integra Audio Receiver, Amp, DVD in Tech Room, Ceiling Audio Speakers, Beverage Fridge in Basement, 3 Arlo Security Cameras, 1 Arlo Solar panel and base, Arlo Doorbell Cam, Deck Storage Box, Metal Storage Cabinet in Furnace Room, Landscape Lighting

\*\*\*Open House Saturday 31 August 2024 2-4 PM \*\*\* This stunning home is a true gem, offering an abundance of luxurious upgrades and thoughtful features that make it a standout. 5 BEDROOMS, 4 BATHROOMS. Meticulously maintained, it boasts a CHEF'S KITCHEN perfect for entertaining, complete with high-end STAINLESS STEEL appliances, GRANITE countertops, a DOUBLE OVEN, a spacious breakfast bar, and beautiful HARDWOOD floors. A BUILT-IN desk adds a touch of functionality, while the main floor office provides a quiet workspace. Storage is plentiful throughout, including a massive PANTRY. The primary ensuite is a serene retreat with double sinks, a relaxing SOAKER tub, and a separate shower, complemented by the convenience of an UPSTAIRS LAUNDRY room. The fully DEVELOPED BASEMENT is an entertainer's dream, featuring an extra bedroom, a WET BAR, and modern comforts like DUAL Lenox FURNACES, both equipped with AIR CONDITIONING, and a TANKLESS hot water system. The home's outdoor spaces are equally impressive, with a welcoming front BALCONY, a composite deck, and a fully landscaped backyard complete with a paving stone PATIO and PLANTERS. Wired for sound and built for convenience, this home is an exceptional blend of elegance and functionality. AND DONT FORGET your a member of the Auburn Bay Residents Association (google it) The Auburn House park is 13 acres in size with a 43 acre lake where residents have exclusive access to all of our amenities, including a CLUB HOUSE, SPLASH park, PLAY EQUIPMENT, a FISHING dock, a BOATHOUSE, TENNIS courts, PICNIC shelters, and more!