



94 Auburn Crest Way Calgary Alberta

\$875,000

A one of a kind property offered by the original owners in the desirable lake community of Auburn Bay. This 3 bedroom, 2.5 bathroom, well designed and well appointed contemporary home with 2231 sq. ft. of above grade living space is situated on one of the largest pie shaped lots in the community. It has an East/West orientation capturing morning sunlight on the front and afternoon/evening sunlight on the rear yard and deck. There is something for the entire active family here from daily living, entertaining, relaxing, outdoor living and playing, a day at the beach, to a man cave for the mechanic/hobbyist at heart. Some of the features of the home are central air conditioning, 9 ft. knock down ceilings and ceramic tile flooring throughout the main level, lots of large windows to capture natural light, contemporary millwork, open plan, quartz counters in kitchen and bathrooms, wood rails and steel spindles on the wide staircase, spacious front and service entrances, upgraded stainless steel KitchenAid appliances, raised vanities in the bathrooms, upper-level laundry room with 1 year old Maytag washer/dryer, living room fireplace with stone front, hearth and mantle, and a convenient main floor office. The lower level is partially finished with framing and wiring for a recreation room, bedroom, 4-piece bathroom, storage and utility room. Permits for the lower-level development have not been obtained. The high efficiency hot water tank is 2 years old. There are many more detailed features noted in the captions under the photos. The exterior features are equally impressive with a concrete driveway and walk, fully fenced, massive west deck, balcony off the upper family room, landscaping with many shrubs, trees and perennials, a custom fishpond, greenhouse and garden shed. In addition to the oversized double attached garage there is a 29' 3" X 25' 2" triple detached gara...

Primary Bedroom 13.50 Ft x 18.67 Ft

Bedroom 11.08 Ft x 10.00 Ft

Bedroom 11.17 Ft x 9.92 Ft

Family room 19.00 Ft x 15.00 Ft

Laundry room 7.92 Ft x 6.00 Ft

4pc Bathroom 4.83 Ft x 7.83 Ft

Living room 10.83 Ft x 14.67 Ft

Dining room 13.42 Ft x 8.83 Ft

Kitchen 14.08 Ft x 14.67 Ft

Office 10.50 Ft x 8.92 Ft

Other 10.67 Ft x 5.92 Ft

2pc Bathroom 6.50 Ft x 5.08 Ft

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Listing Presented By:



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