



## 9819 Auburn Road Calgary Alberta

\$624,900

**\*\* Hold onto your hat!! \*\* New listing alert \*\* A classic 3-bedroom home in Acadia with an amazing 53.5' wide lot!!! Wow... great location too! Very close to the schools, tot parks, shopping, hockey rink, roads and transit! The kitchen has been updated with newer appliances, cabinets, opened wall with beam and lighting. It's a nice size kitchen with views to the rear west facing yard. The family room features a massive bay window with a cozy seating bench. The heated garage is oversized at 24 x 24 with two south facing windows. Plus the rear yard is fenced, mature easy care landscaping, west facing, fire pit and great for entertaining on the concrete patio. This homes has many other features including a large primary bedroom, remodeled main bathroom, newer front elevation vinyl siding/metal eaves/soffits and gutters (Spring 2023), Newer triple pane windows & doors (2022), fresh paint, baseboards, casings, interior doors, hardware, original oak hardwood floors, up/down blinds and much more. The basement is partially demo'd and ready for your inspiration ... Maybe a large family room, laundry area, fourth bedroom, larger window and a full bathroom. Quick possession! (id:6769)**

Bedroom 10.00 Ft x 8.58 Ft  
Bedroom 10.33 Ft x 9.00 Ft  
Family room 12.17 Ft x 11.50 Ft

Kitchen 11.83 Ft x 11.50 Ft  
Primary Bedroom 11.84 Ft x 11.42 Ft  
4pc Bathroom Measurements not available

Listing Presented By:



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