

82 Auburn Crest Place SE
Calgary, Alberta

MLS # A2176821



\$550,000

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,020 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: 3 security cameras, doorbell, backyard and garage

3 BEDROOMS | 2.5 BATHROOMS | HEATED DOUBLE GARAGE | QUIET CUL-DE-SAC | CLOSE TO ALL AMENITIES | This is a fabulous 3 bedroom, 2.5 bathroom home nestled in a quiet cul-de-sac location, close to all amenities! The main level features an open floor plan & with the east/west exposure, there is an abundance of natural light! The front & rear entrances are finished with tile flooring, while the remainder of the main level has beautiful hardwood flooring; there is a gas fireplace in the spacious living room that blends into the dining area. The kitchen, with a central island showcases full height designer cabinetry with crown moulding, granite counters, custom glass mosaic backsplash, stainless steel appliances; plus new lighting throughout! Upstairs is host to 3 bedrooms; including the Master bedroom with a large mirrored closet & 3pc ensuite. The 2 additional bedrooms and full bathroom complete this upper level. You will enjoy sunny afternoons in your backyard that is complete with a new deck with gas BBQ line, is fully fenced & has a fire pit for those evenings with friends & family! The double detached garage is insulated, heated, has high ceilings & CAT cable; plus a large apron to park a 3rd vehicle! This terrific home also comes with central A/C & a home security system with 3 cameras! Ideally located with quick & easy access to all nearby amenities including shops, restaurants, parks with playground, schools, South Health Campus; and just a short walk to the lake entrance for you to enjoy year round with swimming, fishing, skating, tennis, & so much more! PLUS; this semi-detached home has NO CONDO FEES!