

# \$594,900 - 117 Auburn Crest Green Se, Calgary

MLS® #A2223942

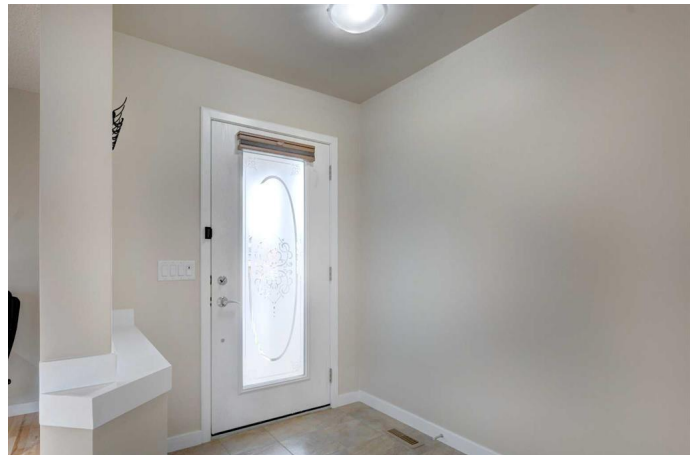
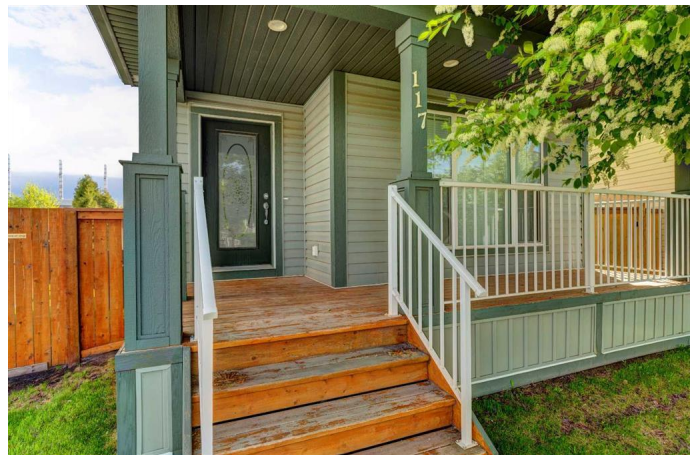
**\$594,900**

2 Bedroom, 3.00 Bathroom, 1,327 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Welcome to this fabulous home tucked away into this amazing pie shaped lot which fans out in the backyard into amazing space for kids to run plus an RV parking & an Oversized double garage too! There is a wonderful front veranda to enjoy & a lovely mature tree in the front yard for privacy. As you enter the home you appreciate the large designated entryway to hang your coats & keep wet footwear contained. Excellent as well for greeting your company as they arrive. There is fantastic hardwood flooring that spans the main floor. An open concept design provides ample space for your furniture placement in the living and dining area. The kitchen boasts an extended countertop to sit at for quick meals or the central place where company gathers. Beautiful mocha stained cabinets is a great contrast to the nice clean backsplash & light colored countertops. A desirable double sink that faces a window overlooking the backyard is perfect for enjoying the natural light or keeping your eyes on the kids. The must have Stainless-Steel appliance package is complete with the over the stove, microwave/hoodfan to maximize your counterspace! Check out the renovated and extended main floor 2 piece bathroom! No more feeling crowded, this spacious room is perfect for anyone who appreciates the extra room or has to help little one's. Head up the stairs and notice the fabulous carpet with great underlay! Immediately you notice the handy loft space, so useful for a home office or reading nook.



The first master bedroom is a fantastic size, offers two windows & a great walk-in closet with organizers. The ensuite bathroom is excellent offering both a tub/shower combo & a sink with a useful banjo countertop. Head down to the other second master bedroom suite it's even larger & has a north facing window & fits any bedroom furniture. A good sized walk-in closet with another window too. This also offers a full ensuite bathroom with a large countertop & plenty of cupboards below. This exceptional home offers AIR CONDITIONING just what's needed for the upcoming summer. Also there are fabulous top-down adjustable blinds to choose how much light comes into the home or the view you see. The laundry is tucked away in the undeveloped basement. An optional floorplan is included should you wish to develop. The south facing backyard is a must to see, so large & it is fully fenced, great for pets and kids. A concrete block patio & a gas line for a BBQ are a must! There is also a gas line roughed-in to the garage for a future option should you wish to heat it in the winter. Imagine spending your summer here & there are no neighbors behind you! There is a paved backland & easy access to the RV pad beside your garage. No need to pay for RV storage or use up your whole yard....here you get it all! The double garage is 24x24 & has some electrical too. This home is walking distance to the schools, park & the lake isn't far either! There is also easy access to the hospital, shopping and major routes!!

Built in 2013

### **Essential Information**

MLS® #	A2223942
Price	\$594,900
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,327
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	117 Auburn Crest Green Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1P7

### Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Oversized, See Remarks, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Few Trees, No Neighbours Behind, Pie Shaped Lot, Corner

	Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	7
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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