



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**54 Auburn Crest Way SE
Calgary, Alberta**

MLS # A2292600



\$838,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,268 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Reverse Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement fridge & dishwasher, garage heater, attached shelving & work bench, storage shed

Welcome to this impressive original owner Jayman-built Allure plan perfectly located with a WEST BACKYARD and DIRECT PATHWAY ACCESS to baseball diamonds, soccer fields and BAYSIDE SCHOOL as well as a short walk to Prince of Peace and Lakeshore school Jr High. RECENTLY PROFESSIONAL INTERIOR PAINTING including walls, trim, moldings as well as PROFESSIONALLY SAND AND STAINED HARDWOOD FLOORING. Offering thoughtful upgrades, 9' CEILINGS ON ALL 3 LEVELS, spacious living areas, and a FULLY DEVELOPED BASEMENT, this home is designed for comfortable family living! The main floor welcomes you with a tiled entry and refinished hardwood flooring flowing through the living room, dining area, and kitchen. The open concept design features 9' knockdown ceilings and a striking GAS FIREPLACE creating a warm and inviting space. The chef's kitchen is beautifully appointed with EXTENDED HEIGHT CABINETRY, GRANITE COUNTERTOPS, a large center island, tiled backsplash, BEVERAGE FRIDGE, GAS STOVE, BUILT-IN OVEN AND MICROWAVE, and a CHIMNEY-STYLE HOOD FAN. A walk-in pantry and a convenient storage closet to add functionality, while BUILT-IN SPEAKERS throughout the main floor enhance the entertainment experience. A stylish 2-piece bath with granite vanity completes the level. The double attached GARAGE IS HEATED and features tall ceilings, shelving and workbench. Downstairs, the PROFESSIONALLY DEVELOPED BASEMENT (with permits) offers exceptional additional living space with 9' CEILINGS, DRY CORE FLOORING, and a SECOND GAS FIREPLACE. The recreation area includes a fully equipped WET BAR with island, fridge, dishwasher, storage cabinetry, and tiled finishes, making it ideal for entertaining. The basement also features a 4th

BEDROOM, a 3-piece bathroom with tiled shower and granite vanity, a 5TH BEDROOM OR WORKOUT AREA, and ADDITIONAL STORAGE. Speaker rough-ins are also installed throughout the recreation area. Upstairs you'll find a central bonus room with BUILT IN SPEAKERS, a dedicated desk/work area, Juliet balcony and convenient UPPPER-FLOOR LAUNDRY. Two additional bedrooms share a 4-piece bathroom with granite vanity and tiled tub surround. The spacious primary suite is located at the back of the home and features a walk-in closet and LUXURIOUS 5-PIECE EN SUITE complete with DUAL SINKS, GRANITE COUNTERS, HEATED TILE FLOORING, separate shower, and soaker tub. Step outside to enjoy the west-facing backyard, featuring a TWO-TIER DECK with STAMPED CONCRETE PAD, BBQ gas line, \$5,000 CUSTOM STORAGE SHED, and OUTDOOR SPEAKERS roughed in. The slightly reverse pie-shaped lot offers EXTRA SIDE SPACE FOR TRAILER STORAGE. Additional highlights include CENTRAL AIR CONDITIONING, HRV SYSTEM, HIGH-EFFICIENT FURANCE with NEW BLOWER MOTORS, and excellent proximity to parks, pathways, and schools. This is a beautifully maintained home in a fantastic family-friendly location that offers space, comfort, and great entertaining features both inside and out.