



GRASSROOTS
REALTY GROUP

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49 Auburn Crest Lane SE
Calgary, Alberta

MLS # A2325531



\$534,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,404 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Wonderful 2-storey duplex in desirable Auburn Bay with AN ILLEGAL BASEMENT SUITE! No condo fees! Conveniently located close to the park, playground, school, shops, and WALKING DISTANCE to the NEW HOSPITAL! This well-cared for home has great curb appeal, is move-in ready, and offers excellent potential for a growing family. BRAND NEW stainless refrigerator and Stove!! Cherry wood flooring through most of the main floor. Step into a bright living room with a large window, next to the dinning room is the gliding patio door to the SUNNY SW backyard, a gardener's heaven. Extensive dark rich cabinetry in the kitchen with plenty of pantry space and storage, a large central island with extended stool bar, lots of counter space, all BRAND NEW Stainless appliances! Great sized dining area overlooking the backyard with a separate entrance and closet for coats/shoes. Steps to a private 2-pce bathroom. Upstairs, recently RENOVATED with natural color flooring, all new paint, two very spacious primary bedrooms, each with a 4-pce ensuite bathroom with soaker tub, and walk-in closets! The finished basement has an illegal basement suite, it has a kitchen (wet Bar), one bedroom (large window) and one 4 piece bathroom! Newer hot water tank! The fantastic backyard has a massive wood deck and is fully fenced. Off-street parking for two vehicles or space to build a double garage. All this plus lake access and close proximity to HOSPITAL / shopping area, call today to book your private showing!