



GRASSROOTS
REALTY GROUP

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302 Auburn Crest Way SE
Calgary, Alberta

MLS # A2328152



\$579,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,410 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions:	Na
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This wonderful 2-storey residence with a FULLY DEVELOPED BASEMENT with SIDE ENTRANCE offers a perfect blend of modern design and comfort. Nestled on a quiet street in a great community, this property provides a warm and inviting atmosphere for you and your family. The OPEN BIOOR PIAN &ELCEING enhances the spacious tee nerfect for entertainina trends and tamiyABUNDAN NATURACEbods thr main floor, creating a warm and welcoming ambiance. RICH CABINETRY complements the kitchen, providing ample storage space. Stainless steel andlances add a touch of mun to this area. THREE BEDROOMS on the unner level orovide cozy retreats for the family. the namany bedroom fiter it's own 4 piece bath. The lower level is a haven for entertainment and relaxation. Featuring an additional bedroom, a 4-piece bath, and a cozy living room. CONVENIENT SINGLE ATTACHED GARAGE ensures easy access to vour home, especially during those cold winter months. Take advantage of the nearby COMMUNITY LAKE and all the amenities it has to offer. Parks, recreational facilities, and a strong sense of community await you. Quick and convenient access to major routes allows for easy commuting and travel out of the city. ++ LAKE ACCESS.