

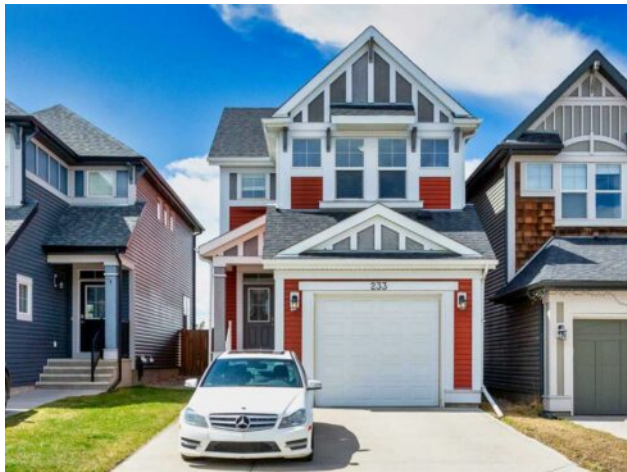


GRASSROOTS
REALTY GROUP

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233 Auburn Crest Way SE
Calgary, Alberta

MLS # A2213776



\$700,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,612 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: BBQ, Bar fridge in garage

(Open house, Sunday May 4 12:00-2:00) Don't miss this fantastic opportunity to own a fully developed, detached 2-storey home in the sought-after family friendly, lake community of Auburn Bay! Perfectly situated backing onto greenspace, this beautifully maintained home is truly move-in ready and offers over 2,000 sq.ft. of stylish, functional living space. Step inside to an inviting open-concept main floor featuring tall ceilings and elegant engineered hardwood throughout. The chef-inspired kitchen boasts ceiling-height white maple shaker cabinets, a large central island with built-in wine rack and seating, stainless steel appliances, and roughed-in garburator. The bright, west-facing dining area opens directly to the backyard—ideal for entertaining—while the spacious living room, 2-piece powder room, and large front entry with double closet complete the main level. Upstairs, the generous primary suite features a walk-in closet and a 4-piece ensuite with double sinks, tile flooring, and extra cabinetry. Two well-sized additional bedrooms, another full bathroom, and a large bonus room provide plenty of space for family living. The newly finished basement adds even more flexibility, offering a large rec room, a fourth bedroom with closet, and a full 4-piece bathroom—perfect for guests or teens. Enjoy mountain views and direct access to greenspace from your beautifully upgraded backyard, complete with a refinished composite deck. Additional highlights include an attached single garage with upgraded elevation, tall garage door, custom storage, and an extra-wide concrete driveway that fits two vehicles. This home also features central A/C, fresh paint throughout, new carpet throughout and roughed-in central vacuum. Located close to South Health Campus, shopping, schools, and with quick access to Hwy 2 and Stoney Trail. As a resident of

Auburn Bay, you’ll also enjoy year-round access to the lake, Auburn House, parks, and community programs.