



GRASSROOTS
REALTY GROUP

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493 Auburn Crest Way SE
Calgary, Alberta

MLS # A2228254



\$729,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,687 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s) | | |

Inclusions: Washer , Dryer , Electric Stove, Microwave, Range hood, Refrigerator, Garage Controls.

OPEN HOUSE Saturday 2:00pm-4:00pm (JUNE 21st) Welcome to this upgraded, income-generating home in the award-winning lake community of Auburn Bay where lifestyle meets smart investment. This beautifully maintained, park-front property offers almost 2500 sqft of developed living space, a fully LEGAL BASEMENT SUITE and a new double detached garage (2023) equipped with an EV charging port perfect for multi-generational families or savvy investors, first time home buyers. The main floor features soaring 9-foot ceilings, wide plank hardwood flooring and a bright, open-concept layout that flows effortlessly from the front flex room/office to the living and dining area and into a chef-inspired kitchen boasting quartz countertops, extended-height cabinetry pot lights stainless steel appliances a massive island and corner pantry . Large windows bring in ample natural light from the west-facing front yard and east-facing backyard. Upstairs, enjoy a spacious **bonus room with new pot lights** and separation between the primary suite featuring a dual-vanity ensuite, walk-in closet and stand-up shower and two additional bedrooms plus a full bath. The washer and dryer (2024) in the upper-level laundry add extra convenience. The Legal basement suite (2024) includes two bedrooms, a full kitchen, 4-piece bathroom, new appliances (fridge, stove, microwave – 2023), and its own laundry (dryer 2024) House is freshly painted offering a clean, move-in-ready space. Additional features include: New hot water tank and water softener (2022), Landscaping and front deck recently refreshed and stained, Fully fenced backyard with a full-length treated wood deck. Location is everything! You're just steps from green spaces, minutes to Auburn Bay Lake top-rated schools, the South Health Campus, Seton YMCA restaurants, shops, and transit. Don’t miss this

rare opportunity to own a turnkey property with legal suite potential, modern upgrades, and the lifestyle benefits of living in one of Calgary’s most beloved lake communities.