

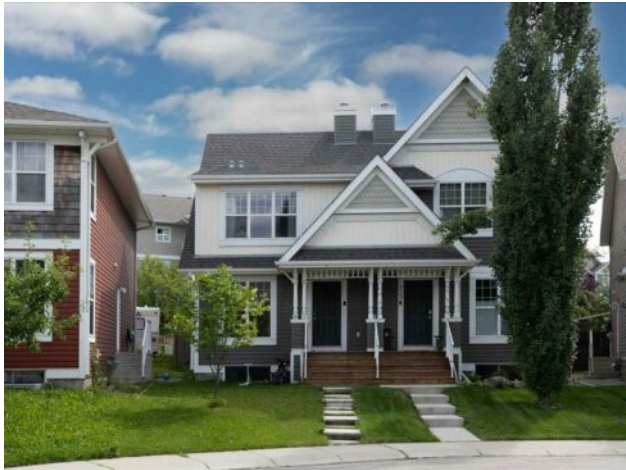


**GRASSROOTS**  
REALTY GROUP

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**81 Auburn Crest Lane SE**  
**Calgary, Alberta**

**MLS # A2243466**



**\$609,990**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,415 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this beautiful home located in the highly desirable lake community of Auburn Bay! This fully developed property offers over 1950 sqft of living space, featuring 4 spacious bedrooms and 4 bathrooms — perfect for growing families or those who love to entertain. The fully finished basement provides additional living space for a home office, gym, or recreation area. Enjoy the convenience of a large double attached garage and the added value of lake access, included with the HOA membership — perfect for year-round activities like swimming, kayaking, and skating. Don't miss this fantastic opportunity to live in one of Calgary's most sought-after communities!