

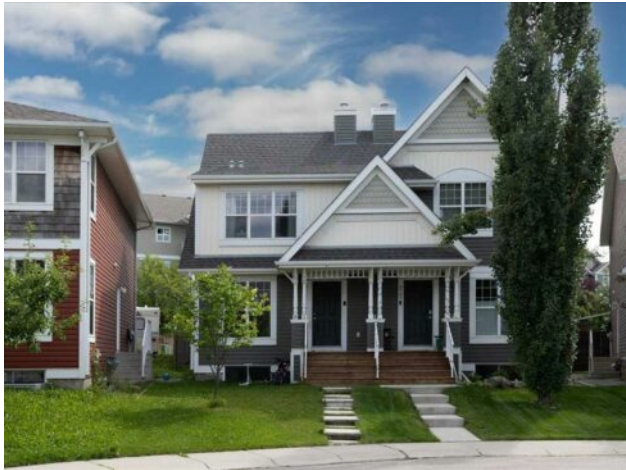


GRASSROOTS
REALTY GROUP

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81 Auburn Crest Lane SE
Calgary, Alberta

MLS # A2243466



\$589,900

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

Heating:	Forced Air, Natural Gas	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:	No Animal Home, No Smoking Home		

Inclusions: N/A

Discover this stunning home in the highly sought-after lake community of Auburn Bay — just a 3-minute walk from the South Health Campus Hospital! With over 1,950 sq. ft. of beautifully finished living space, this fully developed home offers 4 spacious bedrooms and 4 bathrooms, ideal for growing families or those who love to entertain. The fully finished basement provides extra versatility — perfect for a home office, fitness area, or cozy family room. You’ll love the convenience of the double attached garage and the incredible lifestyle that comes with lake access, included through the HOA. Enjoy year-round activities like swimming, paddleboarding, kayaking, and even ice skating in the winter. Don’t miss your chance to live in one of Calgary’s most vibrant and family-friendly communities. Come see everything this home has to offer — we look forward to welcoming you!