



GRASSROOTS
REALTY GROUP

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274 Auburn Crest Way SE
Calgary, Alberta

MLS # A2246319



\$639,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,615 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Level, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Stunning Family Home in Auburn Bay: Chef's Kitchen, Spacious Master Suite & Resort-Style Living! Welcome to 274 Auburn Crest Way, a meticulously maintained detached family home in Calgary's coveted Auburn Bay community. Boasting over 1,600 sq ft of luxurious above-grade living space, this residence combines modern elegance with functional design. From its large chef's kitchen to the oversized master retreat, every detail caters to comfort, entertaining, and effortless living. The main floor flows seamlessly from kitchen to dining and family room—ideal for daily life and hosting. Gourmet Chef's Kitchen: Showcase your culinary artistry with expansive countertops, stainless steel appliances, abundant cabinetry, and a central island—perfect for gatherings. Upper level features 3 bedrooms and a spacious bonus room for movie nights, play areas, or a quiet lounge. The master bedroom is huge, featuring a generous walk-in closet and a spa-like 4-piece ensuite bath. BUT that's not all, oversized driveway (3+ vehicles) + attached front-drive garage, fully fenced, sunny, and ready for play or pets. The unfinished lower level awaits your vision—add future value with a gym, theater, or suite (rough-ins in place). With schools within walking distance, ample parks, shopping, and easy access to South Campus Hospital, this home has it all. This home blends upscale living with family-friendly functionality in a community that feels like a permanent vacation. Rarely do homes offer this much space, style, and access to amenities. Act Fast, Schedule Your Exclusive Tour! Experience why 274 Auburn Crest Way is the one you've been waiting for