

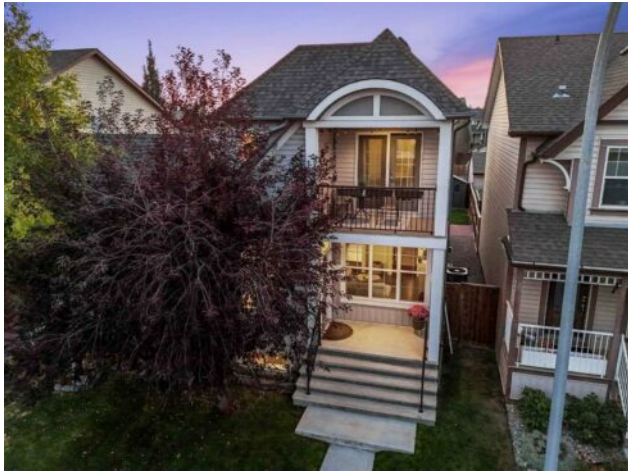


**GRASSROOTS**  
REALTY GROUP

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**17 Auburn Crest Green SE**  
**Calgary, Alberta**

**MLS # A2258273**



**\$629,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,504 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Landscaped, Level, L		

<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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	gardening/tool shed by the garage		

Freshly painted and air-conditioned, this cherished Brookfield Belvedere sits on a lovely, gently elevated, quiet street in Auburn Bay just steps to the school, and is filled with beautiful natural light from skylights and sun-catching exposures. A bright front porch sets a warm welcome. Inside, gleaming hardwood floors unify an open main level: a granite, maple-cabinet kitchen with stainless steel appliances and a generous island with seating for four—ideal for casual meals and effortless entertaining—framed by a cozy gas-fireplace living room and a dining area that glows at sunset and opens to the west deck and patio. Architectural character shines in the open spiral staircase and airy upper hall. Upstairs, the serene primary retreat invites slow mornings on the covered balcony, with a walk-in closet and 4-pc ensuite; two comfortable secondary bedrooms and a full bath complete the level. Outside, the backyard feels private and cozy: thoughtfully landscaped, with a custom deck (privacy lattice and raised bar), brick firepit/patio, and a gas BBQ line. The double detached garage is insulated and fully painted. Loved and cared for, and moments to parks, pathways, Seton & Mahogany amenities, South Health Campus and the heart of the community: Auburn Bay Community Lake, offering year-round enjoyment: beach days and boating/SUP, tennis & pickleball courts, beach volleyball, picnic shelters, stocked fishing, a winter skating loop with multiple ice surfaces, and a toboggan hill plus resident programs and events at Auburn House. Book your showing today. Homes with this light, layout, and location rarely linger in Auburn Bay.