



GRASSROOTS
REALTY GROUP

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367 Auburn Crest Way SE
Calgary, Alberta

MLS # A2268057



\$709,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,700 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Low Maintenance Landscape, F		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Tv Wall-mount in living room		

****BRIGHT, BEAUTIFUL, WELL MAINTAINED HOME (5-Bedrooms + 3.5 Bath) with FULLY DEVELOPED BASEMENT w/ 2 BEDROOMS and OVERSIZED DOUBLE DETACHED GARAGE in the LAKE COMMUNITY OF AUBURN BAY**** Welcome to this STUNNING home with over 2,445Sqft of living space - this highly sought-after floor plan is bursting with upgrades. Just few steps away from Auburn Bay lake, parks, walking paths, school and playgrounds. Main level consists of living room, separate den, dining area, powder room and a great size kitchen w/ walk-in-Pantry. The modern L-shaped kitchen offers a built-in microwave, large island with breakfast bar, stainless steel appliances and high ceiling. Take the staircase upstairs to find 3 large bedrooms with plenty of natural light + BONUS Room! The primary bedroom has a private balcony, 4 piece ensuite, and walk-in closet. Two more bedrooms, a full 3-pc bathroom and laundry room complete the upper level. Additional features include LVP FLOORING THROUGHOUT THE HOME including basement, upgraded lighting throughout, and granite countertops, NEW DISHWASHER (2025), NEW SAMSUNG WASHER/DRYER (2025) in a single unit, and among many others. This stunning home comes with a FULLY FINISHED basement with a good size recreation/family room with wet BAR, 2 bedrooms, a 3-piece bathroom, and an extra storage room. The West-facing Backyard is fully fenced, with a large deck and a private gazebo. This home is conveniently located just minutes away from lots of amenities including grocery stores, restaurants/pubs, shopping, schools and more. With quick access to 52nd Street, Stoney Trail, and Deerfoot – Making commuting a breeze. Don’t miss this opportunity to own a stunning home in a vibrant community! Call to book your showing today!

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