



GRASSROOTS
REALTY GROUP

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141 Auburn Crest Green SE
Calgary, Alberta

MLS # A2276618



\$610,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,561 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street, Oversized, Parking Pad, F		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vinyl Windows		

Inclusions: N/A

Welcome to this beautiful family home in the highly desirable lake community of Auburn Bay. Perfectly located within walking distance to Bayside School, shopping, the lake, and South Health Campus, with quick access to Deerfoot and Stoney Trail for an easy commute anywhere in the city. Step onto the inviting front porch and into a bright, open-concept main floor featuring a spacious living room, seamless kitchen with large island, stainless steel appliances, including a gas stove, rich cabinetry, and a dining area ideal for family gatherings. A rear mudroom and convenient 2-piece bath complete the main level. Upstairs, the primary bedroom offers a walk-in closet and ensuite, joined by two additional bedrooms, a full 4-piece bathroom, laundry room with skylight, and central A/C for year-round comfort. The backyard is made for entertaining with a large deck, green space for kids and pets, and an oversized garage, 20' wide, 22' Deep, 9.5' High Ceilings and 8' High door and tons of storage space ! The unfinished basement is framed and ready for your design ideas. With no rear neighbours and extra privacy on the west side, this property is truly a rare find.