



**68 Auburn Bay Crescent SE  
Calgary, Alberta**

**MLS # A2287917**



**\$570,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,017 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s)		

**Inclusions:** Curtains except primary room first layer, BBQ

In a community known for its vibrant energy and four season lifestyle, a bungalow doesn't come around often, especially in a lake community such as Auburn Bay. This well maintained and exceptionally clean 4 bedroom (2 up, 2 down) and 3 full bath home offers the ease of main floor living with the space and flexibility today's buyers truly appreciate. Vaulted ceilings and an open floor plan create an immediate sense of light and airiness. A home that feels welcoming, spacious, and thoughtfully cared for. The main level of the home is designed for connection. A bright kitchen, complete with a beautiful skylight opens into the dining and living areas, making everyday life feel easy and time with family or friends feel natural. The primary suite is thoughtfully positioned, full of natural light, with its own private ensuite. A second bedroom and full bath complete the main level, ideal for guests, a young child, or a dedicated home office. Downstairs, the fully developed lower level expands your living space with a cozy family room with a gas fireplace, two additional bedrooms, a full bath, laundry, and generous storage. Whether it's teenagers needing space, overnight guests, or a quiet retreat to work or unwind, this level adapts beautifully as life evolves. Outside you find a dedicated BBQ area with seating and shade, perfect for relaxed evenings with friends and family. The new (2024) oversized double garage — extra tall and extra wide — is a standout addition to your comfort and lifestyle. Complete with two man doors, it offers exceptional functionality for vehicles, storage, hobbies, or workspace needs. Living in Auburn Bay means private lake access, year round recreation, beach days, skating in winter, and easy access to schools, shops, restaurants, and pathways. It's a community built around connection. Incredible layout.

Impeccable care. An exceptional opportunity in one of Calgary's most loved lake communities. If you've been waiting for something that feels just a little different, this might be it.