



**226 Auburn Crest Way SE  
Calgary, Alberta**

**MLS # A2290225**



**\$599,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** n/a

Welcome to this beautifully maintained 2-storey home in the highly sought-after lake community of Auburn Bay. Offering 3 bedrooms, 2.5 bathrooms, a single attached garage, and centralized air conditioning for year-round comfort, this home features a bright and functional layout perfect for families. Enjoy exclusive year-round lake access and the lifestyle that makes Auburn Bay one of Calgary's most desirable communities. The main floor welcomes you with 9-foot ceilings, rich laminate flooring, and a bright open-concept design that feels both spacious and inviting. At the heart of the home is a beautifully appointed kitchen featuring granite countertops, stainless steel appliances, abundant cabinetry, and a large central island with a double sink and seating, perfect for casual mornings or evening gatherings. The seamless flow into the dining and living areas creates a refined yet comfortable space for entertaining, while the rear door opens directly to the backyard for effortless indoor-outdoor living. Step outside to one of this home's most impressive features, a generously sized backyard offering more space than many comparable properties. Fully fenced and complete with a large patio, it's an ideal setting for summer barbecues, family celebrations, or simply relaxing in your own private retreat. Upstairs you'll find three well-appointed bedrooms, including a primary suite with a walk-in closet and a private 4-piece ensuite designed for relaxation. Two additional bedrooms and a full bathroom provide comfortable space for family or guests. The undeveloped basement with a bathroom rough-in offers a blank canvas ready to be transformed into additional living space tailored to your needs. Perfectly located near parks, schools, pathways, shopping, and Auburn Bay's private lake where residents enjoy swimming, skating, and year-round

recreation, this home offers not just a place to live, but a lifestyle to truly enjoy.