



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

MLS # A2292600



\$850,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,268 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Reverse Pie Shape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Basement fridge & dishwasher, garage heater, attached shelving & work bench, storage shed

Welcome to this impressive original owner Jayman-built Allure plan perfectly located with a west-facing backyard and direct pathway access to baseball diamonds, soccer fields and Bayside School as well as a short walk to Prince of Peace and Lakeshore school Jr High. Offering thoughtful upgrades, 9' ceilings on the main, upper and basement levels, spacious living areas, and a fully developed basement, this home is designed for comfortable family living and entertaining. The main floor welcomes you with a tiled entry and rich hardwood flooring flowing through the living room, dining area, and kitchen. The open concept design features 9' knockdown ceilings and a striking brick gas fireplace creating a warm and inviting space. The chef's kitchen is beautifully appointed with extended dark cabinetry, granite countertops, a large center island, tiled backsplash, beverage fridge, gas stove, built-in oven and microwave, and a chimney-style hood fan. A walk-in pantry and convenient linen storage add functionality, while built-in speakers throughout the main floor enhance the entertainment experience. A stylish 2-piece bath with granite vanity completes the level. The double attached garage is heated and features tall ceilings, custom shelving and workbench. Downstairs, the professionally developed basement (with permits) offers exceptional additional living space with 9' ceilings, dry core flooring, and a second gas fireplace. The recreation area includes a fully equipped wet bar with island, fridge, dishwasher, storage cabinetry, and tiled finishes, making it ideal for entertaining. The basement also features a 4th bedroom, a 3-piece bathroom with tiled shower and granite vanity, a workout area, and additional storage, with potential space for another bedroom. Speaker rough-ins are also installed throughout the recreation area. Upstairs you'll find a central

bonus room with built-in speakers, a dedicated desk/work area, Juliet balcony and convenient upper-floor laundry. Two additional bedrooms share a 4-piece bathroom with granite vanity and tiled tub surround. The spacious primary suite is located at the back of the home and features a walk-in closet and luxurious 5-piece ensuite complete with dual sinks, granite counters, heated tile floors, separate shower, and soaker tub. Step outside to enjoy the west-facing backyard, featuring a two-tier deck with concrete pad, BBQ gas line, storage shed, and outdoor speaker rough-ins. The slightly reverse pie-shaped lot offers extra side space with potential trailer access. Additional highlights include central air conditioning, HRV system, high-efficiency furnace with new blower motors, and excellent proximity to parks, pathways, and schools. This is a beautifully maintained home in a fantastic family-friendly location that offers space, comfort, and great entertaining features both inside and out.