



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2207342**



**\$809,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,151 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot, Yard Drainage		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<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>	Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your dream home in Auburn Bay, one of Calgary's most desirable lake communities. This Baywest-built beauty offers the perfect blend of style, comfort, and functionality. Thoughtfully upgraded and impeccably maintained, this family-friendly home is designed for both everyday living and effortless hosting. Step inside to a welcoming open-concept layout featuring rich MAPLE HARDWOOD FLOORS, elegant UPGRADED stair railings, and a cozy corner FIREPLACE in the living room — perfect for relaxing evenings. The spacious kitchen is a chef's delight, boasting GRANITE COUNTERTOPS, maple cabinetry, a garburator, stainless steel appliances, including a fridge with ICE-MAKER and a BRAND-NEW STOVE. A flex room on the main floor offers options for a home office, playroom, or quiet retreat. Powder room is tucked away by garage door. Enjoy the convenience of main floor laundry with a BRAND-NEW WASHER. Your ATTACHED DOUBLE GARAGE is insulated and spacious, offering plenty of room for vehicles, storage, or weekend projects. Head upstairs to find a generous primary suite with a WALK-IN-CLOSET and EN-SUITE BATHROOM featuring a jetted tub (never used, sold as-is). Two additional bedrooms, a full bath with a soaking tub, and a spacious BONUS ROOM with a private BALCONY and partial mountain views complete the upper level. Enjoy year-round comfort with CENTRAL AIR CONDITIONING, a humidifier, water softener with mineral filtering, and LED EXTERIOR LIGHTING ready for EVERY holiday — from Christmas to Halloween to Valentine's Day. The PARTIALLY finished basement includes two large windows and is roughed-in for a future bathroom, offering excellent potential to grow with your family. Outside, the low-maintenance backyard is your personal oasis with a large

deck and lush curb appeal. While the home could use a fresh coat of paint, it's priced accordingly, offering incredible value in a thriving lake community and a fantastic location within the neighborhood. Don't miss this opportunity to own a stunning home in Auburn Bay — where lifestyle, location, and layout come together. Book your private showing today and fall in love with your next chapter!