



GRASSROOTS

REALTY GROUP

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

MLS # A2299567



\$579,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,315 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Paved, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: None

Pride of ownership is evident throughout this beautifully maintained 3-bedroom home, offering a bright and functional open-concept layout perfect for everyday living. Step inside to a spacious great room filled with natural light, creating a warm and inviting atmosphere. The main floor features rich hardwood and tile flooring, and a well-designed kitchen complete with a built-in eating bar, pantry, and an abundance of cabinetry—ideal for both family life and entertaining. A generous dining area comfortably accommodates six, while a convenient half bath completes the main level. Upstairs, you’ll find a spacious primary retreat featuring a walk-in closet and a private ensuite, along with two additional generously sized bedrooms—perfect for a growing family. The undeveloped basement offers excellent future potential, with roughed-in plumbing and a layout ready for your personal touch. Step outside and enjoy summer evenings in your fully fenced and landscaped backyard, showcasing a maintenance-free composite deck and an expansive stone patio with multiple seating areas—large enough to host a fire feature for cozy nights outdoors. Adding even more value is the new double detached garage, providing secure parking and additional storage space. Located in the highly desirable lake community of Auburn Bay, you’re just a short walk to the beach, with easy access to the vibrant Seton Urban District, South Health Campus, and multiple schools! Call your favourite realtor for a showing today!