



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**19 Auburn Crest Manor SE  
Calgary, Alberta**

**MLS # A2306540**



**\$629,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,621 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>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	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>	Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** none

**\*\*OPEN HOUSE, SAT MAY 2nd & SUN May 3rd / 1:00 PM - 4:00 PM\*\***Nestled on a quiet cul-de-sac in the highly sought-after lake community of Auburn Bay, this immaculate home blends comfort, convenience, elegance, and practicality. Ideal for families, professionals, first-time buyers, and investors alike, it offers a thoughtfully designed open-concept main floor that welcomes you with a spacious tiled foyer&mdash;perfect for keeping coats and shoes organized while greeting guests in style. The functional layout provides generous space for both living and dining areas, making everyday living and entertaining effortless. The contemporary kitchen is a true highlight, featuring sleek quartz countertops, a stylish mosaic backsplash, stainless steel appliances, and a central island that invites gathering. A large window fills the space with natural light, creating a bright and inviting atmosphere. Upstairs, you&rsquo;ll find a versatile bonus room&mdash;ideal as a reading nook, home office, playroom, media lounge, or yoga space. The generous primary suite offers a walk-in closet and a beautifully appointed 3-piece ensuite with a large shower and quartz finishes. Two additional well-sized bedrooms and a full 4-piece bathroom complete the upper level. Significant updates over the past two years enhance both style and functionality, including new laminate flooring on the main level (excluding the bathroom), new carpet, updated appliances (dishwasher, refrigerator, stove/oven, microwave/hood fan), LED lighting throughout, bathroom vanities and faucets, a new dryer, laminate/tiled flooring and fresh paint completed in 2026.Step outside to enjoy the fully fenced, west-facing backyard featuring a sunny deck&mdash;perfect for outdoor relaxation and entertaining. The single attached garage adds everyday convenience and is especially appreciated during the winter

months. This exceptional home is ideally located within walking distance to schools via a safe pathway with no roads to cross, and is close to playgrounds, the lake, shopping, dining, and the Alberta Health Campus. Lake membership provides year-round access to Auburn House, the lake, parks, and a variety of community programs-offering a lifestyle that truly sets this home apart. Book your private showing today!