



GRASSROOTS

REALTY GROUP

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

MLS # A2312680



\$600,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,693 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	None		

Beautiful Move-In Ready Home in the sought-after Lake Community of Auburn Bay! Offering 1,693 sq ft of thoughtfully designed Living Space. This 3 bedroom, 2.5 bath meticulously cared for home with a Single Attached Garage combines style, comfort, and an exceptional location!! Freshly updated in 2024 with REFINISHED GLEAMING, HARDWOOD FLOORS, NEW CARPET & FRESH PAINT THROUGHOUT. This BRIGHT and welcoming home is filled with natural light thanks to its desirable west-facing front exposure. The spacious main level showcases 9 ft ceilings & a functional kitchen featuring ELEGANT, EQUISITE QUARTZ COUNTERS, JUST INSTALLED THIS WEEK! Sleek stainless steel appliances with extra cabinetry which continue throughout the bathrooms for a cohesive MODERN FEEL. The OPEN LAYOUT is ideal for everyday living and entertaining. Upstairs, you'll find a SPACIOUS BONUS ROOM with soaring vaulted ceilings, lots of windows, 3 Generous bedrooms including a BEAUTIFUL PRIMARY with a walk-in closet and private ensuite. An additional bathroom & convenient upper-level laundry. CENTRAL AIR CONDITIONING provides year-round comfort, while the unfinished basement offers excellent potential for future development. Step outside to enjoy the large backyard deck, with no neighbours behind, this is your private oasis, perfect for BBQs, relaxing, and summer gatherings. The wide driveway offers rare convenience with side-by-side parking for two vehicles in addition to the attached garage. Located in one of Calgary's most desirable family communities, the HOA fee pays for exclusive access to Auburn Bay's private lake with year-round recreation including swimming, skating, beaches, parks, and pathways. Families will appreciate the &5 school located directly across the street and additional

nearby schools throughout the area. Conveniently located close to the South Health Campus and just minutes from major shopping destinations, supermarkets, restaurants, and entertainment including Cineplex in Seton. Easy access to Deerfoot Trail and Stoney Trail along with nearby public transit routes, and future connectivity to Calgary's planned Green Line LRT, enhancing long-term convenience and accessibility. This is a fantastic opportunity to enjoy the complete Auburn Bay lifestyle in a welcoming, family-friendly neighbourhood. Includes Lake Access with HOA fees!