



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

**MLS # A2313811**



**\$659,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt 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>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

**BACKING GREEN SPACE!!** Welcome to this exceptional family home in the highly sought-after lake community of Auburn Bay. Ideally located on a quiet, family-friendly street, this beautifully finished home offers over 2,250 sq. ft. of thoughtfully designed living space and is just steps from schools, parks, restaurants, the lake, and all the amenities that make Auburn Bay such a vibrant place to live. Step inside to a spacious front entryway that leads into a bright open-concept main floor featuring rich hardwood flooring throughout. The main level also includes a generous dining area and a timeless kitchen designed for both everyday living and entertaining, complete with granite countertops, stainless steel appliances, and a large island with breakfast bar seating. Upstairs you’ll find a functional three-bedroom layout plus a large bonus room, perfect for movie nights, a play area, or a home office. The primary suite features a walk-in closet and a private 4-piece ensuite, creating a comfortable retreat at the end of the day. The fully developed basement expands the living space even further with a fourth bedroom, recreation area, 3-piece bathroom, and laundry room with ample storage. Step outside to enjoy your fully landscaped backyard, complete with a spacious deck and lush lawn – ideal for summer barbecues, entertaining guests, or relaxing with family while enjoying the peaceful green space behind. Additional highlights include central air conditioning, a single attached garage, and quick access to Stoney Trail and Deerfoot Trail, making commuting throughout Calgary easy and convenient.