



GRASSROOTS
REALTY GROUP

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7 Auburn Crest Way SE
Calgary, Alberta

MLS # A2328803



\$887,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,237 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Auburn Bay, one of Calgary's premier lake communities! Tremendous curb appeal and obvious pride of ownership greet you upon arrival at this beautiful family home. The main floor is highlighted by a modern dream kitchen featuring a tasteful combination of white cabinetry, upgraded stainless steel appliances, and a walk-through pantry. The generous island overlooks the living and dining areas, making it the perfect space for entertaining. Also on the main floor are a dedicated home office and a convenient laundry room with built-in storage. Step outside and enjoy summer BBQs in the private, west-facing backyard with no rear neighbours. Upstairs, you'll find three spacious bedrooms and a versatile bonus room. The generous primary suite features a walk-in closet and a full ensuite bathroom. The fully developed basement offers a sports-themed recreation room, a full bathroom, and plenty of storage space. Ideally located adjacent to Bayside school, Children Park and playground. 5-12 minutes walking range YMCA, the South Health Campus, public library ,shopping and amenities in Seton, and with easy access to Deerfoot Trail and Stoney Trail, this home offers the perfect combination of comfort, convenience, and community. FUTURE GREEN LRT AUBURN STATION IS VERY NEAR TO HOUSE.