



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

230 Auburn Crest Way SE
Calgary, Alberta

MLS # A2333212



\$719,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,779 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:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Storage shed, play structure, Gemstone lighting, 2 TV mounts, living room floating shelves, electric fireplace.

Experience exceptional family living in Calgary's premier 4-season lake community of Auburn Bay! Perfectly situated on a quiet, family-friendly street, this fully developed home with central air offers the ideal combination of comfort, style, and functionality while being just steps from Bayside School, parks, pathways, Auburn House, Auburn Bay Lake, and the endless shopping, restaurants, and amenities of nearby Seton. Boasting attractive Gemstone lighting, vinyl siding with cedar accents, a double attached garage, and welcoming curb appeal, this home immediately impresses from the moment you arrive. Inside, you'll be greeted by 9-foot knockdown ceilings, a tiled front foyer, convenient garage access, and a well-appointed 2-piece powder room. The bright, open-concept main floor has been thoughtfully designed for both everyday family living and entertaining, featuring a spacious lifestyle room with custom floating shelves, a generous dining area, and large sliding patio doors leading to the sunny east-facing backyard. The beautifully appointed kitchen is the heart of the home, showcasing extended-height cabinetry, quartz countertops, a large center island, a full appliance package, and a walk-in pantry that provides exceptional storage. The upper level offers a flexible floor plan designed to adapt to your family's changing needs. Configure the home as three spacious bedrooms with a front bonus room or easily utilize the bonus room as a fourth bedroom thanks to its convenient access door. A dedicated upper-floor laundry room with additional upper cabinetry, a linen closet, and a beautifully finished tiled 4-piece bathroom provide everyday convenience. Privately positioned at the rear of the home, the spacious primary retreat easily accommodates a king-sized bedroom suite and features a walk-in closet along with a relaxing 4-piece ensuite complete with a deep

soaker tub and a full-size stand-up shower. Professionally developed with permits, the basement creates the ultimate family gathering space. Whether you're hosting friends for the big game or enjoying family movie nights, the expansive recreation room offers 9-foot ceilings, custom built-in shelving, an electric fireplace, additional storage, and a beautifully finished 3-piece bathroom featuring a quartz vanity, generous storage, and a large walk-in shower. Step outside and enjoy the oversized, fully fenced and landscaped backyard, designed with both entertaining and family life in mind. A spacious deck, lower patio, privacy wall, storage shed, and abundant green space provide the perfect setting for summer BBQs, children at play, or simply relaxing outdoors. Offering a professionally finished basement, a flexible upper-level layout, quality finishes throughout, and an unbeatable location within one of Calgary's most desirable lake communities, this move-in-ready home is an exceptional opportunity for families looking to enjoy the Auburn Bay lifestyle.