

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

MLS # A2207342



\$749,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,151 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot, Yard Drainage		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to your family home in Auburn Bay, one of Calgary's most desirable lake communities. This AIR-CONDITIONED beauty offers the perfect blend of style, comfort, and functionality. Thoughtfully upgraded and impeccably maintained, this gem is designed for both everyday living and effortless hosting. Step inside to a welcoming open-concept layout featuring rich MAPLE HARDWOOD FLOORS, elegant UPGRADED stair railings, and a cozy corner FIREPLACE in the living room — perfect for relaxing evenings. The spacious kitchen is a chef's delight, boasting GRANITE COUNTERTOPS, maple cabinetry, a garburator, stainless steel appliances, including a fridge with ICE-MAKER and a BRAND-NEW STOVE. A FLEX ROOM on the main floor offers options for a HOME OFFICE, PLAYROOM, FORMAL DINING ROOM or why not, a PIANO ROOM. Powder room is tucked away by garage door. Enjoy the convenience of main floor laundry with a BRAND-NEW WASHER. Your ATTACHED DOUBLE GARAGE is insulated and spacious, offering plenty of room for vehicles, storage, or weekend projects. Head upstairs to find a generous primary suite with a WALK-IN-CLOSET and EN-SUITE BATHROOM featuring a jetted tub (never used, sold as-is). Two additional bedrooms, a full bath with a soaking tub, and a spacious BONUS ROOM with a private BALCONY and partial mountain views complete the upper level. Enjoy year-round comfort with CENTRAL AIR CONDITIONING, a humidifier, water softener with mineral filtering, and LED EXTERIOR LIGHTING ready for EVERY holiday — from Christmas to Halloween to Valentine's Day. The unfinished basement has two large windows and is roughed-in for a future bathroom, offering excellent potential to grow with your family. Outside, the low-maintenance

backyard is your personal oasis with a large deck and lush curb appeal. This home offers incredible value in a thriving lake community and a fantastic location within the neighborhood. Don't miss this opportunity to own a stunning home in Auburn Bay — where lifestyle, location, and layout come together. Book your private showing today and fall in love with your next chapter!