

# **\$764,900 - 63 Auburn Crest Way Se, Calgary**

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MLS® #A2207342

**\$764,900**

3 Bedroom, 3.00 Bathroom, 2,151 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

\*\*\*New, attractive price\*\*\* Lots of value in this family home in Auburn Bay, one of Calgary's most desirable lake communities. This Baywest-built beauty offers the perfect blend of style, comfort, and functionality. Thoughtfully upgraded and impeccably maintained, this family-friendly home 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 garbage disposal, 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, or quiet retreat. 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 PARTIALLY finished basement includes 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. While the home could use a fresh coat of paint, it’s priced accordingly, offering 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!

Built in 2013

### Essential Information

MLS® #	A2207342
Price	\$764,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,151
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information



Address	63 Auburn Crest Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1T8

### **Amenities**

Amenities	Clubhouse
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot, Yard Drainage
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	32
Zoning	R-G
HOA Fees	509

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             eXp Realty

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