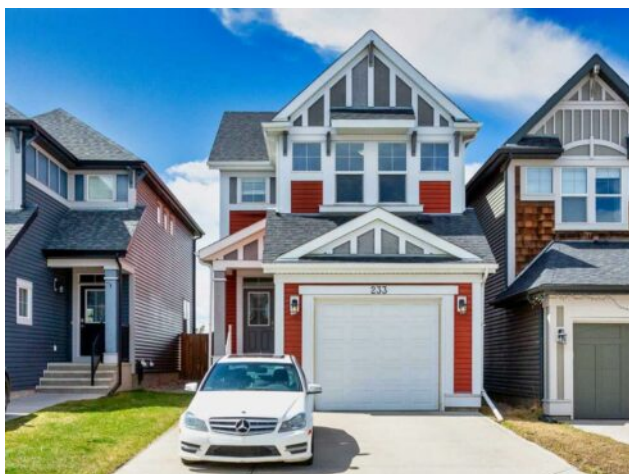


**233 Auburn Crest Way SE**  
**Calgary, Alberta**

**MLS # A2213776**



**\$700,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,612 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** BBQ, Bar fridge in garage

(Open house, Sunday May 4 12:00-2:00) Don't miss this fantastic opportunity to own a fully developed, detached 2-storey home in the sought-after family friendly, lake community of Auburn Bay! Perfectly situated backing onto greenspace, this beautifully maintained home is truly move-in ready and offers over 2,000 sq.ft. of stylish, functional living space. Step inside to an inviting open-concept main floor featuring tall ceilings and elegant engineered hardwood throughout. The chef-inspired kitchen boasts ceiling-height white maple shaker cabinets, a large central island with built-in wine rack and seating, stainless steel appliances, and roughed-in garburator. The bright, west-facing dining area opens directly to the backyard—ideal for entertaining—while the spacious living room, 2-piece powder room, and large front entry with double closet complete the main level. Upstairs, the generous primary suite features a walk-in closet and a 4-piece ensuite with double sinks, tile flooring, and extra cabinetry. Two well-sized additional bedrooms, another full bathroom, and a large bonus room provide plenty of space for family living. The newly finished basement adds even more flexibility, offering a large rec room, a fourth bedroom with closet, and a full 4-piece bathroom—perfect for guests or teens. Enjoy mountain views and direct access to greenspace from your beautifully upgraded backyard, complete with a refinished composite deck. Additional highlights include an attached single garage with upgraded elevation, tall garage door, custom storage, and an extra-wide concrete driveway that fits two vehicles. This home also features central A/C, fresh paint throughout, new carpet throughout and roughed-in central vacuum. Located close to South Health Campus, shopping, schools, and with quick access to Hwy 2 and Stoney Trail. As a resident of

Auburn Bay, you’ll also enjoy year-round access to the lake, Auburn House, parks, and community programs.