

## 321 Auburn Crest Way SE Calgary, Alberta

**MLS # A2214512**



# \$649,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,684 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	m-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** Washing Machine, Dryer, Fixture Lights, Garage Door Control

Welcome to 321 Auburn Crest Way SE – Located right beside Bayside elementary School where you can see your kids walk to school from home! A beautiful 3 bedrooms, 2.5 baths freshly paint detached home nestled in the heart of Auburn Bay, one of Calgary’s most family-friendly communities. Offering thoughtfully designed living space, this home features a bright and open main floor with hardwood flooring and a modern kitchen equipped with stainless steel appliances. The upper level includes a spacious primary suite with a walk-in closet and private ensuite, along with two additional bedrooms and a full bath. Enjoy the sunny backyard complete with a large deck and a single attached front garage. Enjoy outdoor living in the fully fenced, sunny west-facing backyard, complete with a large deck perfect for summer gatherings. The home also includes a single attached garage and is ideally located right beside a large open green space and an elementary school—perfect for families with young children. Just minutes from Auburn Bay Lake, parks, Seton shopping center, restaurants, South Health Campus, and transit access, this move-in-ready home offers the perfect blend of comfort, community, and convenience.