

# \$839,900 - 63 Auburn Crest Way Se, Calgary

MLS® #A2207342

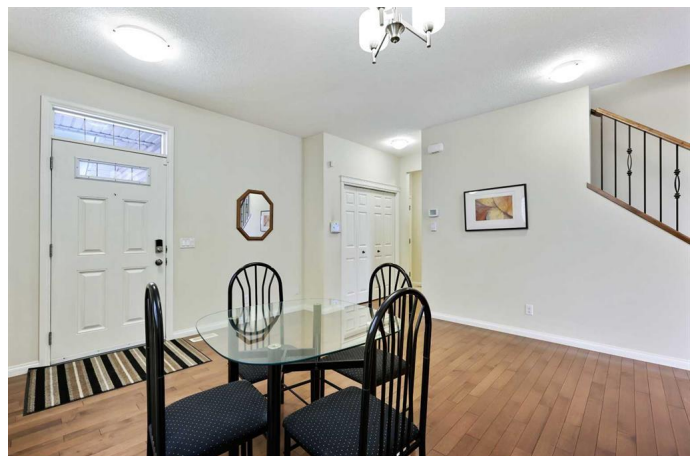
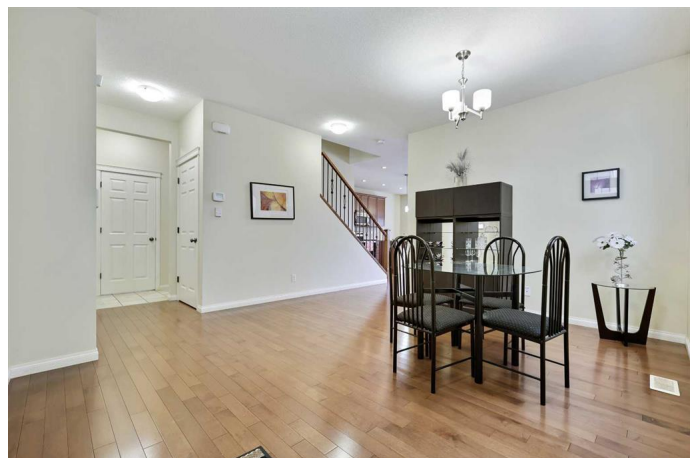
**\$839,900**

3 Bedroom, 3.00 Bathroom, 2,151 sqft  
Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Welcome to your dream 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 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, 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 â€” from Christmas to Halloween to Valentineâ€™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, itâ€™s priced accordingly, offering incredible value in a thriving lake community and a fantastic location within the neighborhood. Donâ€™t miss this opportunity to own a stunning home in Auburn Bay â€” 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          | \$839,900   |
| 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 | 3               |
| Zoning         | R-G             |
| HOA Fees       | 509             |

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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