

493 Auburn Crest Way SE
Calgary, Alberta

MLS # A2228254



\$729,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,687 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Washer , Dryer , Electric Stove, Microwave, Range hood, Refrigerator, Garage Controls.

OPEN HOUSE Friday 5:00pm-7:00pm and Saturday 4:00pm- 7:00pm Welcome to this upgraded, income-generating home in the award-winning lake community of Auburn Bay where lifestyle meets smart investment. This beautifully maintained, park-front property offers almost 2500 sqft of developed living space, a fully LEGAL BASEMENT SUITE and a new double detached garage (2023) equipped with an EV charging port perfect for multi-generational families or savvy investors, first time home buyers. The main floor features soaring 9-foot ceilings, wide plank hardwood flooring and a bright, open-concept layout that flows effortlessly from the front flex room/office to the living and dining area and into a chef-inspired kitchen boasting quartz countertops, extended-height cabinetry pot lights stainless steel appliances a massive island and corner pantry . Large windows bring in ample natural light from the west-facing front yard and east-facing backyard. Upstairs, enjoy a spacious **bonus room with new pot lights** and separation between the primary suite featuring a dual-vanity ensuite, walk-in closet and stand-up shower and two additional bedrooms plus a full bath. The washer and dryer (2024) in the upper-level laundry add extra convenience. The Legal basement suite (2024) includes two bedrooms, a full kitchen, 4-piece bathroom, new appliances (fridge, stove, microwave & 2023), and its own laundry (dryer 2024) House is freshly painted offering a clean, move-in-ready space. Additional features include: New hot water tank and water softener (2022), Landscaping and front deck recently refreshed and stained, Fully fenced backyard with a full-length treated wood deck. Location is everything! You're just steps from green spaces, minutes to Auburn Bay Lake top-rated schools, the South Health Campus, Seton YMCA restaurants, shops, and

transit. Don't miss this rare opportunity to own a turnkey property with legal suite potential, modern upgrades, and the lifestyle benefits of living in one of Calgary's most beloved lake communities.