



163 Auburn Bay Crescent Calgary Alberta

\$639,000

Welcome to 163 Auburn Bay Crescent SE, a charming family home nestled in the vibrant community of Auburn Bay. Upon entry, you're welcomed by an inviting open concept layout featuring 9-FOOT CEILINGS and AMPLE NATURAL LIGHT streaming through NUMEROUS WINDOWS. The main floor boasts a cozy yet spacious living area that effortlessly transitions into a quaint KITCHEN OVERLOOKING THE BACKYARD GARDEN adorned with a pergola. The kitchen not only serves as a functional space but also provides a delightful view of the garden, ideal for both cooking and entertaining. Upstairs, the tranquil master bedroom awaits, complete with its own ensuite bathroom, offering a private retreat within the home. Two additional bedrooms on the upper level share a well-appointed bathroom, making it convenient for children or guests. The basement features a VERSATILE ILLEGAL SUITE, previously utilized as an AIRBNB, offering two additional bedrooms and a separate living space—an ideal setup for extended family or potential RENTAL INCOME. Step into the backyard, where a pergola and firepit create a serene oasis perfect for summer gatherings and cozy winter evenings. A double garage ensures convenience and comfort, especially during Calgary's colder months. Auburn Bay is renowned for its family-friendly ambiance and access to a freshwater lake, providing YEAR-ROUND RECREATIONAL ACTIVITIES. Situated just minutes from the prestigious South Health Campus, as well as the YMCA, Cineplex, and an array of shops and restaurants in Seton and Mahogany, this location offers unparalleled convenience. Easy access to Stoney Trail and Deerfoot Trail further enhances accessibility, making 163 Auburn Bay Crescent SE a truly exceptional place to call home. Don't forget THE UPCOMING Green Line C-train project!!! Don't miss out on this opportunity to embrace the Auburn Bay lifestyle. Call your favourite Realtor today!...

Primary Bedroom 19.92 Ft x 13.00 Ft

Bedroom 10.58 Ft x 9.08 Ft

Bedroom 12.50 Ft x 9.75 Ft

4pc Bathroom 8.08 Ft x 8.00 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Laundry room 3.50 Ft x 3.42 Ft

Bedroom 16.08 Ft x 11.92 Ft

4pc Bathroom 7.17 Ft x 5.33 Ft

Living room 14.75 Ft x 13.08 Ft

Kitchen 12.75 Ft x 12.33 Ft

Dining room 13.58 Ft x 13.25 Ft

Laundry room 4.25 Ft x 2.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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eXp Realty



See

Mirror

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Bedroom 12.08 Ft x 7.25 Ft

2pc Bathroom 5.42 Ft x 5.25 Ft