



# 75 Auburn Bay Crescent Calgary Alberta

\$649,900

Welcome to your dream family home in the vibrant lake community of Auburn Bay! This fully finished 2-story residence is designed with families in mind, offering modern updates, ample space, and access to incredible community amenities that make everyday living feel like a vacation. Boasting 3 spacious bedrooms upstairs (with the potential to easily convert the lower-level office with a large window into a 4th bedroom), this 3.5-bathroom home provides flexibility and comfort for families of all sizes. The master bedroom is a true retreat, featuring a newly renovated ensuite with stylish tiled flooring and a massive shower. The two additional bedrooms are perfect for children or guests, and the upstairs main bathroom includes a convenient tub/shower combination with tile flooring for easy maintenance. Step inside, and you'll be greeted by a bright and open-concept main floor with high ceilings, large windows, and skylights that fill the space with an abundance of natural light. The front living room invites you to gather around the cozy gas fireplace, creating the perfect spot for family movie nights or relaxation after a day at the lake. The upgraded kitchen is a chef's delight, featuring modern appliances, ample counter space, abundant cabinetry, and a functional island – ideal for meal prep and family breakfasts. Adjacent to the kitchen is a spacious dining area, perfect for family meals and holiday gatherings. A convenient half-bathroom, which has been newly updated, completes the main floor. Head downstairs to a fully finished basement designed for entertainment and versatility. The large media/family room offers a perfect space for kids' playtime, movie marathons, or a game night with friends. The basement also features a full bathroom and a dedicated office space that can easily be transformed into a 4th bedroom, giving your family the room to grow. The laundry ...

Family room 17.67 Ft x 15.83 Ft  
 Den 18.00 Ft x 9.50 Ft  
 Laundry room 13.00 Ft x 7.67 Ft  
 3pc Bathroom 7.58 Ft x 5.08 Ft  
 Living room 18.92 Ft x 12.67 Ft  
 Kitchen 12.92 Ft x 11.67 Ft

Other 3.92 Ft x 3.17 Ft  
 2pc Bathroom 5.17 Ft x 3.75 Ft  
 Primary Bedroom 12.50 Ft x 12.08 Ft  
 Other 5.92 Ft x 4.08 Ft  
 3pc Bathroom 7.50 Ft x 5.92 Ft  
 Bedroom 10.83 Ft x 9.58 Ft

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Listing Presented By:



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(CENTRAL)**

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Dining room 12.83 Ft x 9.92 Ft

Foyer 6.67 Ft x 5.00 Ft

Bedroom 10.42 Ft x 8.92 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft