



## 12 Auburn Bay Crescent Calgary Alberta

\$630,000

Nestled in the award-winning lake community of Auburn Bay, this great 2-storey detached home is perfect for first-time buyers, investors, or anyone looking for a home that grows with them. Step inside to a beautiful open floor plan with neutral finishes that blend style and function. East and west-facing windows flood the space with natural light, while clear sightlines connect the living & dining room. The kitchen is designed for efficiency & entertaining and features shaker style doors & trims, corner pantry, stainless steel appliances, over the range microwave, computer work station, tile backsplash, and central island with pendants. Upstairs, a staircase leads to 3 spacious bedrooms and 2 full baths. The fully finished lower level offers large rec room, a 4th bedroom, and another full bathroom—perfect for teens or guests! Enjoy year-round lake access, proximity to the YMCA, library, South Health Campus, Cineplex, Superstore, top restaurants, shopping, and an off-leash dog park. This is more than a home—it's a lifestyle! Don't miss out! (id:6769)

Primary Bedroom 11.00 Ft x 14.25 Ft

Bedroom 9.25 Ft x 10.67 Ft

Bedroom 9.25 Ft x 10.33 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Family room 13.75 Ft x 14.33 Ft

Bedroom 9.58 Ft x 11.75 Ft

4pc Bathroom Measurements not available

Other 7.67 Ft x 7.75 Ft

Living room 13.58 Ft x 14.42 Ft

Dining room 10.42 Ft x 14.50 Ft

Kitchen 9.08 Ft x 14.58 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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