



## 364 Auburn Crest Way Calgary Alberta

\$610,000

**PRICE ADJUSTMENT** Welcome to your new home in the highly sought-after lake community of Auburn Bay. This charming house boasts 4 bedroom 3.5 bathrooms with a little over 1600 SQFT of developed space. Main floor open concept makes it a perfect family retreat with a corner modern kitchen, breakfast nook and a large dining and living area. Upstairs, you'll find a spacious master bedroom with an ensuite bathroom, walk in closet and two generously sized children's rooms. The basement features a 1-bedroom, 1-bathroom illegal suite, ideal for long-term rental or Airbnb. For added convenience an oversized detached 2-car garage provides ample space for the vehicles and extra storage. The community of Auburn Bay is renowned for its family-friendly ambiance and access to a lake, providing year-round activities. This property is conveniently located within walking distance to Elementary Bayside school and a playground, making it an exceptional starter home for a family with kids. Moreover, it's just a few minutes drive to South Health Campus, YMCA, Cineplex, and other amenities, with easy access to Stoney and Deerfoot Trail. Don't miss out on this opportunity - call your favorite realtor today! (id:6769)

4pc Bathroom 4.83 Ft x 6.83 Ft  
4pc Bathroom 4.92 Ft x 7.33 Ft  
Bedroom 10.08 Ft x 13.08 Ft  
Bedroom 9.25 Ft x 11.83 Ft  
Primary Bedroom 11.25 Ft x 12.25 Ft  
4pc Bathroom 7.83 Ft x 4.92 Ft  
Bedroom 11.50 Ft x 13.92 Ft

Kitchen 11.50 Ft x 11.67 Ft  
Furnace 5.75 Ft x 13.50 Ft  
2pc Bathroom 5.00 Ft x 5.75 Ft  
Dining room 13.75 Ft x 7.92 Ft  
Living room 13.92 Ft x 14.50 Ft  
Kitchen 11.17 Ft x 10.50 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

<https://www.realestateprofessionalsinc.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)