



493 Auburn Crest Way Calgary Alberta

\$729,900

OPEN HOUSE Saturday 2:00pm-4:00pm (JUNE 21st) 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 turnke...

4pc Bathroom 7.67 Ft x 4.92 Ft
Bedroom 13.50 Ft x 12.67 Ft
Kitchen 7.67 Ft x 7.33 Ft
Primary Bedroom 15.50 Ft x 12.67 Ft
Furnace 5.75 Ft x 12.08 Ft
2pc Bathroom 4.92 Ft x 5.17 Ft

Living room 16.17 Ft x 13.50 Ft
Office 7.67 Ft x 8.75 Ft
4pc Bathroom 5.00 Ft x 8.58 Ft
4pc Bathroom 7.75 Ft x 7.92 Ft
Bedroom 9.25 Ft x 12.33 Ft
Bedroom 9.33 Ft x 12.17 Ft

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Listing Presented By:



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Dining room 6.67 Ft x 8.33 Ft

Foyer 5.17 Ft x 9.08 Ft

Kitchen 12.42 Ft x 17.75 Ft

Family room 13.58 Ft x 15.42 Ft

Primary Bedroom 15.00 Ft x 11.92 Ft