

# \$729,900 - 493 Auburn Crest Way Se, Calgary

MLS® #A2228254

**\$729,900**

5 Bedroom, 4.00 Bathroom, 1,687 sqft

Residential on 0.06 Acres

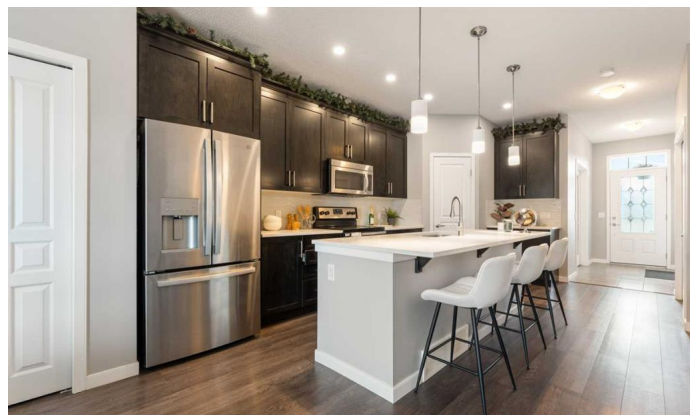
Auburn Bay, Calgary, Alberta

OPEN HOUSE Friday 5:00pm-7:00pm and Saturday 4:00pm- 7:00pm 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 turnkey property with legal suite potential, modern upgrades, and the lifestyle benefits of living in one of Calgary’s most beloved lake communities.

Built in 2014

Essential Information

MLS® #	A2228254
Price	\$729,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,687
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	493 Auburn Crest Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1P9

### **Amenities**

Amenities	Beach Access
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2
Waterfront	Lake, Beach Access

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	508
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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