

\$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 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.

Donâ€™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 Calgaryâ€™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 | Beach Access, Lake |

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 | 23 |
| Zoning | R-G |
| HOA Fees | 508 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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