

# \$639,900 - 352 Auburn Crest Way Se, Calgary

MLS® #A2259034

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,572 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Location, location, location. This immaculate and well-maintained home is close to all amenities including grocery stores, theatre, restaurants, and South Health Campus. Just a few blocks from Auburn Bay Lake, it also offers quick access to Deerfoot Trail, Stoney Trail, and Highway 22X for convenient travel around the city and to the mountains. This property has had only one owner and features tasteful colors and finishing choices throughout.

The large foyer offers plenty of closet space with ceramic tile flooring. Open concept from the living room, kitchen, and dining area, with an additional nook that can serve as a small office, flex space, or secondary dining area. The kitchen is highlighted by a large working island with an eating bar, granite countertops, custom backsplash, ample cabinetry, and stainless steel appliances including a fridge with an ice maker. The living and dining areas are spacious and finished with luxury vinyl plank flooring. A half bath and a back landing with a closet complete the main level. From here, a door leads to the east-facing backyard, which is fully fenced and landscaped. With no neighbors behind, it offers extra privacy. The double detached heated garage is insulated, drywalled, and accessible by a paved back alley, making winter driving easier.

Upstairs features three large bedrooms, including a master bedroom with walk-in closet



and four-piece ensuite. The other two bedrooms are generously sized with ample closet space. A bonus room is conveniently situated between the master and secondary bedrooms. Another four-piece bath with ceramic tile flooring is also located upstairs. Custom blinds and curtains are included throughout the home. Upstairs has laminate flooring throughout except for one bedroom that remains carpeted.

The basement remains undeveloped and ready for your personal design. Additional features include a covered front porch, large back deck with gas line for barbecuing, newer washer installed in 2023, newer hot water tank from 2020, and central air conditioning. This home combines great street appeal with modern comfort and functionality, making it a must-see.

Built in 2013

**Essential Information**

MLS® #	A2259034
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,572
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	352 Auburn Crest Way Se
Subdivision	Auburn Bay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R1

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	September 22nd, 2025
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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