

# \$719,900 - 493 Auburn Crest Way Se, Calgary

MLS® #A2242596

**\$719,900**

5 Bedroom, 4.00 Bathroom, 1,687 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE Sat/ Sun Aug 2nd/ 3rd from 1:00pm-3:00pm 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® #         | A2242596    |
| Price          | \$719,900   |
| 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    | July 23rd, 2025 |
| Days on Market | 25              |
| Zoning         | R-G             |
| HOA Fees       | 508             |
| HOA Fees Freq. | ANN             |

### Listing Details

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

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