

80 Auburn Crest Lane SE
Calgary, Alberta

MLS # A2320105



\$559,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,409 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island		

Inclusions: N/A

Welcome to 80 Auburn Crest Lane SE, a beautifully maintained semi-detached home in the heart of Auburn Bay — one of Calgary's most sought-after lake communities. From the moment you arrive, the charming Victorian-inspired roofline and exceptional curb appeal set this home apart. Step inside to a bright and spacious open-concept main floor featuring rich **HARDWOOD FLOOR**, soaring ceilings, and an abundance of natural light streaming through the **EXTRA WINDOWS** — this home is exceptionally bright, your plants will absolutely love it here! The stunning kitchen offers rich dark cabinetry, **GRANITE** countertops, a large island with breakfast bar seating, stainless steel appliances including a **NEW REFRIGERATOR**, and a beautiful tile backsplash — perfect for both everyday living and entertaining. The dining area flows seamlessly through large sliding doors to an **OVERSIZED DECK**, overlooking a beautifully landscaped **PREMIUM CORNER LOT** with an **EXTRA-WIDE SIDE YARD** and **FULLY FENCED BACKYARD** — a rare find at this price point. Upstairs, **TWO PRIMARY BEDROOMS EACH WITH THEIR OWN PRIVATE ENSUITE** offer the ultimate in comfort and privacy, while a **CENTRAL BONUS ROOM** adds incredible flexibility as a home office, media room, or retreat. The unfinished basement presents outstanding potential with **9-FOOT CEILINGS**, **TWO WINDOWS**, and most importantly a **SEPARATE ENTRANCE TO BOTH THE SIDE YARD AND BASEMENT** — a rare and highly desirable feature that makes this home a prime candidate for a **FUTURE BASEMENT DEVELOPMENT** if desired. Not every home offers this incredible advantage! Additional highlights include a **NEWER FURNACE AND HOT WATER TANK** and an impressive **OVERSIZED 21 X 21 DOUBLE DETACHED GARAGE WITH**

10-FOOT CEILING. As a resident of Auburn Bay, you will enjoy YEAR-ROUND LAKE ACCESS, swimming, paddleboarding, kayaking, skating, tennis courts, beach volleyball, and exclusive access to AUBURN HOUSE RECREATION FACILITIES — all just minutes from South Health Campus, schools, shopping, restaurants, and major routes. This is an incredible opportunity to own an exceptional home in one of Calgary’s finest communities — book your private showing today!