

199 Auburn Glen Drive SE  
Calgary, Alberta

MLS # A2245478



# \$749,900

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 2 Storey                                                               |               |                   |
| <b>Size:</b>     | 2,120 sq.ft.                                                           | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached                              |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Gazebo, Level, Low Maintenance Landscape |               |                   |

|                    |                                                                                                                                 |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank                                                                                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                                                                 | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows |                   |     |

**Inclusions:** Refrigerator in the Office

Stunning Detached Home in Auburn Bay | Backing Onto Green Space | Nearly 3,000 Sq.Ft. of Living Space! Welcome to this beautiful single-family detached home in the heart of Auburn Bay—a true gem that showcases pride of ownership by its first and only owner! Offering close to 3,000 sq. ft. of developed living space, this home backs onto green space with no neighbours behind, giving you added privacy and a touch of downtown views. The main floor offers Soaring ceilings and a spacious foyer with rich hardwood flooring throughout. Elegant dining room, gourmet kitchen, cozy family room, and private home office—perfect for remote work! The kitchen boasts beautiful 3 1/4-inch granite countertops, plenty of cabinetry, and fully upgraded stainless steel appliances: hood range, electric cooktop, built-in microwave and oven, dishwasher, and refrigerator. A corner pantry and large island with double sink make it ideal for entertaining. Open-concept family room with a beautiful fireplace and large windows flooding the space with natural light. Bright dining area easily fits an 8-person table and leads to the large deck with a gas line for BBQ and easy access to a beautiful, massive and private back yard with a benefit of low maintenance landscaping! 2-piece powder room and a generously sized laundry room with tile flooring, connecting to the oversized double attached garage. The second floor boasts it with carpet throughout with an impressive bonus room filled with natural light—ideal for a media room or play area. Spacious primary bedroom with great privacy and partial downtown views, easily accommodates a king-sized bed. A large walk-in closet and luxurious 5-piece ensuite with double vanity, granite countertops, soaker tub, and stand-up shower. Two additional good-sized bedrooms with large windows and space for queen beds and A

4-piece main bathroom with granite countertops, shower/tub combo, and linen closet. The Fully Finished basement is recently completed with permits. Offers a large bedroom, family room, and a 3-piece bathroom. Framed for a walk-up separate entrance and kitchen area, giving potential for future suite development (subject to city approval). Steps to walking paths, green spaces, and the Auburn Bay Lake & Beach. Close to schools, shopping centres, restaurants, and easy access to major roads and highways. A perfect family home in one of Calgary's most desirable lake communities! This home is truly a must-see—book your private showing today and make this beautiful Auburn Bay property your next home!