

185 Auburn Glen Circle SE  
Calgary, Alberta

MLS # A2287037



## \$765,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,128 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** TV bracket upstairs, shelves in garage, alarm

OPEN HOUSES will be on Sat. Feb 28th from 1-4 PM & Sun. Mar 1st from 1-4 PM! WOW! Check out your new home in the heart of Auburn Bay and you will be just a few minute drive to the LAKE, there are also numerous schools, parks, playgrounds, walking paths and ponds close by as well as the Hospital, YMCA, off leash dog park, so many shops, restaurants, bars and shopping right at your doorstep! As you enter the home you are greeted by beautiful light hardwood flooring throughout the main floor, a good sized main floor office that is perfect for the stay at home professional! The main living area is amazing with a gorgeous kitchen as the focal point of the main floor and features stainless steel appliances, gas stove with a double oven, beautiful newer quartz countertops, subway tiled backsplash, garburator, corner pantry and ample cabinet and counter space! The adjacent dining area is so bright and sunny and has vaulted ceilings and can easily accommodate an 8 person table! The main floor is completed with a cozy living room with a gas fireplace, a half bath and a mudroom with the upgraded washer and dryer! Upstairs has an awesome bonus room that you can enjoy the summer sunsets from on the balcony off of the front of the house, as you make your way down the hall the primary suite is set up perfectly with separate sinks for convenience with the soaker tub in the middle as well as a separate shower, a make up area and a walk in closet! There is also another full bathroom for the kids and 2 more bedrooms upstairs :) The basement is unfinished and has a perfect set up for future development (bedroom, bathroom and rec room) The back yard is a private and serene oasis that is private, offers numerous trees, a gas fire table to enjoy and a beautiful deck! If that isn't enough you will also appreciate the newer carpet throughout, newer fridge and dishwasher, new

sinks in the bathrooms, updated hot water tank and the location is amazing! Come and have a look at your NEW HOME!