

# \$750,000 - 94 Auburn Glen Common Se, Calgary

MLS® #A2254088

**\$750,000**

4 Bedroom, 4.00 Bathroom, 2,223 sqft

Single Family on 0.12 Acres

Auburn Bay, Calgary, Alberta

Incredible value in this beautifully upgraded home, perfectly situated on a quiet cul-de-sac in the heart of Auburn Bay! Located on a massive pie shaped lot with sunny southwest exposure and an oversized double garage, this property offers over 3,000 SF of developed living space; all within walking distance to public and Catholic elementary schools. Step inside and be welcomed by rich hardwood floors, a stunning chef's kitchen featuring granite countertops, stainless steel appliances, a large corner pantry, and an island with eating bar. The bright dining nook opens to the huge backyard and deck, ideal for family gatherings or soaking in the sun. The spacious great room is anchored by a cozy gas fireplace, while the adjacent den/flex room offers the perfect space for a home office or formal dining. Upstairs, you'll find a large bonus room flooded with natural light and access to a private balcony. The primary suite is a showstopper, offering a walk in closet and a spa inspired 5 piece ensuite with dual sinks, extended glass shower, and a deep soaker tub. Two additional bedrooms, both with walk in closets, a full 4 piece bath, and a convenient upper floor laundry room complete the level. The professionally finished basement adds even more space with a generous recreational room showcasing new vinyl plank flooring, complete with a built in bar, a 4th bedroom, and a 3 piece bathroom; perfect for guests or teens. Located just minutes from Auburn Bay Lake, Seton shops, the South Health Campus,



the YMCA, restaurants, theatre, and countless amenities, this home truly offers the best of lake community living with the space and location every family dreams of. Donâ€™t miss this opportunity-check out the video in media and book your private showing today! (id:6289)

Built in 2010

**Essential Information**

Listing #	A2254088
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,223
Acres	0.12
Year Built	2010
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	94 Auburn Glen Common Se
Subdivision	Auburn Bay
City	Calgary
Province	Alberta
Postal Code	T3M0N2

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby, Recreation Centre
Features	See remarks, Closet Organizers, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Oversize
# of Garages	2

**Interior**

Appliances	Refrigerator, Dishwasher, Stove, Garburator, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
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Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX Real Estate (Mountain View)



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