



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

122 Auburn Glen Common SE
Calgary, Alberta

MLS # A2216592



\$839,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,141 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

****OPEN HOUSE SATURDAY MAY 3 FROM 12-2PM**** Welcome to Auburn Bay—one of Calgary’s most desirable lake communities! Situated on a prime corner lot with sun-drenched south and west exposures, this fully developed 4-bedroom, 3.5-bathroom home offers over 3,000 square feet of beautifully finished living space, perfect for families and entertainers alike. Step inside to discover a warm and inviting main floor with 9’ ceilings, a cozy fireplace in the living room, and a bright dining nook that opens to your low-maintenance composite deck—ideal for soaking in the sunshine. The well-appointed kitchen features a large central island, walk-in pantry, and quality finishes, offering both functionality and style. Upstairs, retreat to the spacious primary suite complete with a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a full bathroom, and a bright, oversized bonus room provide ample space for the whole family. The fully finished basement offers even more versatility, with a generous recreation area featuring a mix of rubber and LVP flooring, a guest bedroom, and a full bathroom—ideal for hosting visitors or creating your dream home gym or play area. Enjoy year-round access to Auburn Bay’s private lake, clubhouse, and beaches, just minutes from your doorstep. With nearby access to the extensive amenities of Seton and Mahogany, and an easy 20-minute commute to downtown Calgary, this home offers the perfect blend of lifestyle, location, and comfort. Don't miss this rare opportunity to live in an established, amenity-rich community with room to grow. Book your private showing today!