



GRASSROOTS
REALTY GROUP

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141 Auburn Glen Manor SE
Calgary, Alberta

MLS # A2218638



\$809,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,072 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Security system, 4x TV mounts, Metal shelving rack & tool rack in garage, Storage bin & trampoline in backyard, & Govee exterior home lighting		

Here's an opportunity not to be missed! Located in Auburn Bay, one of the premiere lake communities in the city, this 4 bdrm + 3.5 bath home with over 2,980 sq ft of developed space has plenty to offer & will fit perfectly with your busy lifestyle! Walking in, the foyer offers a nice transition to the rest of the main floor; with an all important office/den being the first thing you notice before opening up to the majestic living room with a full 2 storey tall ceiling height & a gas fireplace with a dramatic full height stone surround serving as a focal point. Seamlessly connected nearby, the dining area & spacious kitchen is ready for any occasion being well equipped with plenty of updated white shaker cabinetry, granite countertops (also in the bathrooms), stainless appliances (including brand new dishwasher & fridge), a very practical walkthrough pantry (connected to the mudroom), & a lovely central island with built-in breakfast bar. Stepping outside, the aggregate patio provides ample room for outdoor furniture & a BBQ (w/ gas hook up) — all perfect for quality family time & entertaining guests alike when paired with the useable East facing fully fenced backyard. Back inside, a half bath & a conveniently located laundry room/mudroom finish things off on the main floor. As the perfect retreat, the 2nd floor offers a 4-pc full bathroom, 2 well-sized bedrooms, & an inviting master suite ready to pamper with a 5-pc ensuite bath (separate shower & bathtub, dual vanities) & a walk-in closet. Optimizing the space further, the generous bonus room on the opposite end offers the perfect spot for work or play. Downstairs, the versatile developed basement reveals a 4th bedroom along with an extra 4-pc full bathroom, extra storage space, wet bar, & a rec area that is ready for movie time, being a gym, or your other hobbies! Notable features include; central AC, hardwood flooring

& tall 9’ ceilings throughout the main floor, \$26k worth of solar panels generating \$3600 of annual cost savings, new hot water tank, & fresh paint in main living areas. Beyond the home, this very family-friendly community will spoil you with year-round activities such as lake/clubhouse access, tennis courts, beach, picnic shelter, sledding hill, gym, skating, family events, & splash park just to name a few! Being steps away from playgrounds/green space, walking paths, & schools, while having quick access to shopping, amenities, South Health Campus, YMCA rec centre (largest in the world), & major roadways (Deerfoot Tr & Stoney Tr) ensure you are always well connected. With so much to offer inside & out, this well balanced home is ready for you today!