



**GRASSROOTS**  
REALTY GROUP

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**207 Auburn Glen Drive SE**  
**Calgary, Alberta**

**MLS # A2220173**



**\$739,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,177 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Greenbelt		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** .

Welcome to 207 Auburn Glen Drive S.E. — This fully finished 2-storey home nestled on a quiet street with no rear neighbours, in the heart of Auburn Bay, one of Calgary's premier lake communities offering an exceptional lifestyle for families. With over 3,000 sq ft of air conditioned living space, this home seamlessly blends comfort and functionality in a highly desirable location. As you step inside, you're welcomed into a meticulously maintained home. The main floor shows off 9-foot ceilings and a spacious, open-concept layout perfect for family living and entertaining. This level features a dedicated flex room/den, a modern kitchen, a generous dining area, a cozy family room with a gas fireplace, a mudroom, walk-through pantry, and a convenient half bath. The heart of the home is the upgraded kitchen, showcasing rich Maple cabinetry, with newer stainless steel appliances, a large island with eating bar, granite countertops, cabinet moldings, pot lighting, and a walk-thru pantry—a truly functional kitchen. The inviting family room is highlighted by a stunning fireplace and large windows that offer views of the serene, private backyard with no rear neighbours. Upstairs, you'll discover a spacious primary retreat overlooking lush green space. It includes a walk-in closet and a spa-inspired ensuite featuring dual vanities with granite counters, a soaker tub, glass shower, and private water closet. The upper level also offers two additional generously sized bedrooms, a full bath, a convenient laundry room, and a massive bonus room with a south-facing balcony. The fully finished basement adds even more living space, with a large rec room, a generously sized bedroom, and a full 4-piece bathroom—ideal for your family or guests. Step outside to a large deck and a fully fenced backyard that backs onto open green

space&mdash;a peaceful and private setting , with no rear neighbours, perfect for family time, entertaining, or simply relaxing. Located within walking distance to schools, parks, playgrounds, the lake, and all community amenities, and just minutes from the Seton shopping district and South Health Campus, this home offers the perfect blend of luxury and convenience. Please check out the 3-D virtual tour link and schedule your private showing with your favourite Realtor today !