



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2222808**



**\$839,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,180 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		

**Inclusions:** N/A

Tucked on a desirable corner lot in the heart of Auburn Bay, this beautifully updated and meticulously maintained two-storey home with a double front-attached garage offers the ideal blend of comfort, functionality, and timeless design, just steps from schools, parks, and the year-round amenities of this sought-after lake community. From the moment you step inside, you'll notice the care and pride of ownership throughout. This pet-free, smoke-free home is in pristine condition and features thoughtful upgrades that enhance both style and livability. The main floor offers a bright, open-concept layout anchored by 9-foot ceilings, oversized windows, and rich engineered hardwood floors. The living room centers around a gas fireplace with a tile surround and custom wood mantle, creating a cozy focal point for relaxing evenings at home. The kitchen is both stylish and highly functional, featuring ceiling-height white cabinetry, quartz countertops, stainless steel appliances, a spacious island with breakfast bar, glass tile backsplash, and a corner pantry offering plenty of storage. The adjacent dining area is filled with natural light, framed by large windows and offering direct access to the newly refreshed, lush backyard, perfect for morning coffees or weekend barbecues. Also on the main level is a versatile home office or den, a well-appointed powder room, and a laundry and mudroom combination with convenient garage access. Upstairs, a sunlit bonus room with oversized windows provides the perfect space for movie nights, a playroom, or a second living area. The primary suite is a peaceful retreat, complete with a large walk-in closet, an additional wardrobe, and a luxurious five-piece ensuite with dual sinks, quartz counters, a deep soaker tub, private water closet, and separate shower. Two additional bedrooms, a full bathroom with an extended banjo-style

quartz countertop, and plush carpet complete the upper level. The fully finished basement adds even more versatility, with a spacious recreation room featuring a wood-paneled accent wall, a fourth bedroom (no closet), and a three-piece bathroom. Outside, the home offers beautiful curb appeal with a newly refreshed front yard and a lush green backyard that's perfect for outdoor living. Located in one of Calgary's premier four-season communities, Auburn Bay offers lake access, top-rated schools, scenic pathways, nearby shopping and restaurants, and quick access to the South Health Campus and major routes. Book your private showing today and experience what life in Auburn Bay is truly all about.