



**GRASSROOTS**  
REALTY GROUP

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**67 Auburn Glen Close SE**  
**Calgary, Alberta**

**MLS # A2226188**



**\$779,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,983 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Level, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Jewel of a Deal!!! \*\* Convenient Location - Steps away from the lake, walking paths, park, dog park, meeting areas, shopping, medical facilities, transit, South Pointe Hospital, Seton YMCA, and the new exits. \*\*A wonderful urban-style home with high ceilings, many upgraded features, and meticulously crafted - truly a custom-built dream home. 1982 SF of luxury living space offering 9-foot main floor ceilings, three bedrooms, 2.5 baths & an upper bonus room with west views ... Check out the 3D tour and floor plan! This open design features a smart chef's kitchen overlooking the dining area and great room. Upgraded Fit & Finish features include luxurious wide-plank flooring, carpet, tile floors, light and plumbing fixtures, baseboards, doors, casings, and more! The kitchen is masterfully designed for efficiency and entertaining (classic white shaker style doors & trims), white quartz counter tops, upgraded stainless steel appliances, pantry, subway tiled backsplash, recessed lighting, dramatic central island with a flush eating bar for three & under mount stainless steel sink sink, and task recessed lighting above. Upstairs features an oversized primary bedroom with a full, spa-like en-suite (Featuring two sinks and a large shower with a glass door) and an oversized walk-in closet. Two generously sized spare bedrooms and a large bonus room complete the space. Other impressive features include an oversized, fully insulated double-attached garage, an unspoiled basement, a large east-facing backyard with an upper wood deck, a fully fenced yard, rich front curb appeal with a newer insulated garage door, smart board shake-style wood details, and a covered front entry. Call your friendly REALTOR(R) to book a viewing!