



GRASSROOTS
REALTY GROUP

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224 Auburn Glen Drive SE
Calgary, Alberta

MLS # A2229173



\$810,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,182 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Granite, Hardwood | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome of AUBURN BAY one of the most sought-LAKE COMMUNITY. This home offers more than just a place to live, Nealy 2200 SQUAR FEET of LIVING SPACE. a gateway to a vibrant family lifestyle. Close to top-rated schools, lush parks, and all the amenities you need, Auburn Bay is renowned for its expansive greenspaces, tight-knit community, and exclusive LAKE ACCESS—perfect for creating lasting family memories. Step into a welcoming foyer that leads to a beautifully designed living room, where a cozy GAS FIREPLACE sets the stage for relaxing evenings. The centerpiece of the kitchen is the oversized GRANITE ISLAND, Stainless steel appliances and large pantry. The breakfast bar provides a casual spot for family & friends to gather, 2 pcs bathroom, DEN provides productive workspace, or a creative studio complete the main floor. Total of 3 Spacious bedrooms including 4 pcs common bathroom upstairs, the master bedrooms have a 5pcs ensuite with walk in closet, Large BONUS ROOM lead to the BALCONY offers the perfect blend of comfort versatility. The OVERSIZE SOUTH FACING backyard is fully fenced with Composite DECK and PATIO great for BBQs including a large SHED for storage. this home also has a CENTRAL VACUUM, Gemstone LIGHTS and water softener. The Sprinkler System Maintains the lawn and garden effortlessly. This home also has CENTRAL AIR CONDITIONING to keep you cool and comfortable in the summer months.