



GRASSROOTS
REALTY GROUP

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

MLS # A2247095



\$790,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,059 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

Inclusions:	na
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Open House, Oct 18, 12-2 pm. This 2,058 sq ft, 4-bedroom home combines style, comfort, and full access to one of Calgary's most desirable lake communities. The main level features a bright, welcoming foyer, gleaming hardwood floors, and a chef's kitchen with granite countertops, stainless steel appliances, and abundant cabinetry. The open dining and living area, complete with a cozy fireplace, is ideal for entertaining. Main floor laundry adds everyday convenience. Upstairs offers a spacious primary suite with a walk-in closet with built ins and 4-piece ensuite with heated floors, plus two oversized bedrooms and a versatile bonus room. The fully finished basement is built for relaxation and fun, showcasing a built-in bar with beverage center, generous recreation area, an additional bedroom, and a 3-piece bathroom with heated floors. Outdoors, enjoy a landscaped yard with a wrap-around deck, in-ground irrigation, and a heated double garage. With year-round access to swimming, paddleboarding, skating, and more, Auburn Bay living doesn't get better than this. Call now for your private showing.