



GRASSROOTS
REALTY GROUP

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6 Auburn Glen Common SE Calgary, Alberta

MLS # A2259198



\$743,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,153 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		

Inclusions: Hot Tub

Welcome to 6 Auburn Glen Common SE, a fully developed 4 bedroom family home in the sought after lake community of Auburn Bay offering over 3,000 square feet of space. The front exterior blends clean lines with wood accents and tasteful stone detailing that continues to the covered entry. Step into a foyer with soaring ceilings that open to the second story, setting the tone for the bright and welcoming interior. Hardwood floors and elegant upgraded lighting fixtures guide you through the open main level where a kitchen, dining area, and living room flow seamlessly together for everyday living and entertaining. The kitchen features a large granite island with an extended breakfast ledge, full height cabinetry, stylish pendant lighting, a corner pantry, and stainless-steel appliances including a newer Bosch dishwasher. The living room centers around a striking stone gas fireplace, and the dining area provides plenty of space for enjoying formal meals or hosting friends. A main floor office offers a quiet place to work and study, while a half bath and mudroom with laundry and utility sink complete this level. Upstairs you will find the spacious primary retreat with a new triple pane window that keeps the space comfortable and quiet, a walk-in closet, and a five-piece ensuite with dual granite vanities, a large corner soaker tub, and a standalone shower. Two additional bedrooms and another full bathroom provide room for the whole family. The generous bonus room filled with natural light is perfect for movie nights or an extra play area. The finished lower level offers the same quality as the rest of the home. It includes a large recreation room that works perfectly as a home gym, yoga space, or an extra kid's hangout, along with a fourth bedroom and a three-piece bath with a shower and granite counters. Outside, the backyard is set up for both play and leisure with a

spacious deck and a versatile concrete pad that works just as well for a trampoline as it does for sidewalk-chalk art or a cozy lower seating area, plus a hot tub ready for year-round enjoyment. Additional highlights include granite counters throughout the home, central air conditioning, a Nest thermostat for efficient climate control, central-vac, and an exposed aggregate driveway and walkway that enhance the curb appeal. Set on a friendly street with the best neighbours, and just minutes from schools, parks, shopping, dog park, the South Health Campus, and so many more amenities, this home offers the year-round lifestyle of Auburn Bay with lake access for swimming, skating, and community events. Book your showing today!