



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

96 Auburn Glen Green SE
Calgary, Alberta

MLS # A2265736



\$844,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,264 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		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Garage Heater, TV Brackets (3)

Welcome to 96 Auburn Glen Green SE, a beautifully crafted JAYMAN BUILT home nestled in the vibrant LAKE COMMUNITY of Auburn Bay and a 2 minute walk to Lakeshore Middle School. This impressive residence offers a thoughtful layout, premium finishes and a fully developed basement. From the moment you arrive, you'll appreciate the curb appeal on this quiet street and the seamless blend of function and style throughout. The main level welcomes you with a private entrance, large windows, and features hardwood flooring throughout creating an inviting and warm atmosphere. A modern kitchen including BUILT IN APPLIANCES, WHITE QUARTZ COUNTERS, and central island, perfect for entertaining. Upstairs, three generous bedrooms await, including a primary suite that offers a private retreat. With quality ensuite finishes and ample closet space, . The well-appointed secondary bedrooms share a full bathroom and are separated from the primary suite with a convenient central bonus room. The real standout of this home is the SUNSHINE BASEMENT—a finished lower level with abundant natural light, offering a spacious recreation room, a bedroom or flex space, and a wet bar ready for gatherings or casual entertaining. The lower level bath is equipped with HEATED FLOORING, delivering a touch of luxury for your daily routine. Additional features like the VacuFlow central vacuum system and automatic IRRIGATION SYSTEM & AIR CONDITIONING. Don't forget the fully FINISHED and HEATED GARAGE WITH EPOXY FLOORING complete the full package. Outside, the private backyard provides a peaceful retreat for summer barbecues, outdoor play or just relaxing in the shade. With Auburn Bay lake lifestyle just minutes away, you're positioned to enjoy parks, trails, schools, shopping and recreation all within reach. With its

combination of smart upgrades, thoughtful layout, and ideal community setting, 96 Auburn Glen Green SE is a home that checks all the boxes for today's modern family. Don't miss the opportunity—the space, the finishes and the location all align beautifully. Schedule your private showing today.