



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2275496**



**\$780,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,059 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

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

<b>Inclusions:</b>	na
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This 2,059 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.