



GRASSROOTS
REALTY GROUP

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

78 Auburn Glen Circle SE
Calgary, Alberta

MLS # A2277789



\$858,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,268 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, Level, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Lake lifestyle! Nestled in a quiet cul-de-sac just steps from the lake and Auburn Bay Schools, this stunning home sits on a massive, professionally landscaped pie lot. The open-concept main floor makes a grand statement with 18-ft floor-to-ceiling windows, custom built-ins, and a cozy gas fireplace. The chef-inspired kitchen boasts quartz countertops, white cabinetry, a gas range, and a walk-in pantry. Upstairs, the primary retreat features a 5-piece ensuite with a deep soaker tub and glass shower. Two additional bedrooms share a full bath, plus a huge vaulted bonus room with surround sound. The fully finished basement (9ft ceilings) is an entertainer's dream, featuring a private theatre room with a projector, screen, and surround sound, plus a 4th bedroom and full bath. The backyard oasis is unrivaled: a custom pergola, stamped concrete, built-in fire pit. Enjoy year-round lake access in Calgary's premier community. Open House: Sunday, Jan. 18 from 1-3 PM.