



GRASSROOTS
REALTY GROUP

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236 Auburn Glen Close SE
Calgary, Alberta

MLS # A2285749



\$644,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,660 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, S		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped, Lawn, Lev		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

HOME SWEET HOME! Welcome to this beautifully maintained home tucked away on a quiet street in the highly sought-after, premiere lake community of Auburn Bay offering 3 bedrooms, 2.5 bathrooms and over 1,660+ spectacular SQFT of living space. This inviting property offers the perfect blend of comfort, functionality, and location, ideal for families, professionals, or anyone looking to enjoy one of Calgary's most vibrant southeast neighbourhoods. As you step inside to this open-concept main floor you will be greeted by a spacious kitchen with quartz counter tops throughout and has ample counter space with an island for entertaining and a spacious corner pantry. The kitchen flows seamlessly into the dining space and living room where you can relax in the evening by the fireplace. Large windows to the backyard fill the living room with natural light, while thoughtful finishes add a nice stylish touch to the home. Upstairs, you'll find 2 generously sized bedrooms, a full bathroom, a bonus room area to unwind in and a large primary bedroom complete with a private ensuite and walk-in closet with built in closet organization, the perfect place to retreat to at the end of the day. The large backyard offers a great space to hang out on the deck to entertain in the summer, or let the kids play, with plenty of space to make it your own. Located just minutes from Auburn Bay Lake, parks, schools, shopping, restaurants, and easy access to major routes, this home delivers exceptional convenience and community living. Enjoy year-round lake access, walking paths, and all the amenities that make Auburn Bay one of Calgary's most desirable neighborhoods. Whether you're moving up, downsizing, or buying your first home, this is a fantastic opportunity to get into an incredible location. Don't miss your chance to call this Auburn Bay gem home

and book your private showing today!