



**45 Auburn Glen Court SE  
Calgary, Alberta**

**MLS # A2301275**



**\$929,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,360 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Garden, Gazebo, Landscaped, Lawn, Level		

<b>Heating:</b>	Fireplace(s), Forced Air, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage refrigerator, two freezers in utility room		

Welcome to 45 Auburn Glen Court SE, located in the sought-after lake community of Auburn Bay. This extensively upgraded home offers over 3,400 sq. ft. of fully developed living space and sits on an expansive, professionally landscaped pie-shaped lot in a quiet cul-de-sac. Step inside to a stunning main floor foyer featuring 18-foot vaulted ceilings and an open-concept design complemented by rich hardwood flooring throughout. The beautifully appointed kitchen is a true centerpiece, complete with stainless steel appliances, a gas cooktop, granite countertops, a spacious center island with wine rack and an abundance of cabinetry, including a walk-in pantry. The kitchen is perfectly designed for both everyday living and entertaining. Adjacent to the kitchen, the bright dining area is bathed in natural light and provides direct access to the 16' x 16' composite rear deck—ideal for indoor-outdoor dining. The spacious living room flows seamlessly from the kitchen, offering large rear-facing windows and a cozy fireplace to enjoy year-round. The main floor is completed by a convenient 2-piece powder room and a functional mudroom with walk-in closet and locker-style storage, providing easy access to the attached garage and helping keep the entryway organized. Upstairs, you'll find a versatile oversized bonus room, currently set up as an entertainment space on one side and a built-in Murphy bed for added flexibility, on the other. The second-floor laundry room is thoughtfully designed with integrated shelving and drying racks. Retreat to the generously sized primary bedroom, privately located at the rear of the home, featuring a luxurious 5-piece ensuite with dual vanities, a soaker tub, separate shower, and a walk-in closet. Two additional well-appointed bedrooms with study areas and a 4-piece main bathroom complete the upper level. The fully

developed basement adds even more living space, including a home office/computer room, a large entertainment area with a Napoleon fireplace insert, a recreation space, a custom wine room, dry bar, a 3-piece bathroom, and a fourth bedroom or flexible space ideal for a home gym. The west-facing backyard is truly a standout feature&mdash;professionally landscaped and designed for relaxation and entertaining. Enjoy the oversized composite deck with integrated hot tub, concrete walkways, curbed garden beds, and two ground-level patios, one featuring a year-round cabana and gas line for a fire table. This turnkey home is loaded with premium upgrades, including updated lighting, central air conditioning, dual furnaces for zoned temperature control, and permanent exterior lighting. Don&rsquo;t miss your opportunity to own this exceptional property&mdash;book your showing today!