



**84 Auburn Glen View SE
Calgary, Alberta**

MLS # A2301633



\$765,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: TV Mounts, Security System (off contract), Upper Garage Shelving

Welcome to this beautifully maintained Cedarglen home, offering a functional and inviting open-concept layout. The main floor features engineered hardwood, a spacious kitchen with an oversized island, white cabinetry, granite countertops, new dishwasher and a convenient walk-through pantry. The dining area is thoughtfully extended with additional cabinetry, making it ideal for both family meals and entertaining. The living space is bright and open, anchored by a feature fireplace. Upstairs, you’ll find a large bonus room along with three generously sized bedrooms. The primary retreat is complete with a 5-piece ensuite featuring dual sinks, separate shower and a relaxing soaker tub. The secondary bedrooms are spacious, with one offering a walk-in closet. A designated laundry room with updated washer and dryer complete the upper level. Step outside to enjoy the sunny SW-facing backyard with a deck and full fencing. This home has been well cared for with updated appliances, a newer hot water tank, and regular servicing of the furnace and air conditioning. Additional highlights include an unfinished basement with bathroom rough-in, a double attached garage with high ceilings and epoxy flooring, and updated light fixtures and blackout blinds throughout. Located on a friendly street in Auburn Bay, a sought-after four-season lake community offering year-round activities and exclusive lake access. Walking distance to multiple schools, shopping, dining, off-leash dog park and more. Just minutes to South Health Campus, YMCA, various restaurants, and quick access to Stoney Trail and Deerfoot.