



**54 Auburn Glen Place SE
Calgary, Alberta**

MLS # A2302571



\$875,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,373 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Wine Fridge, Basement TV + Bracket, Garage TV + Bracket, Bonus Room TV Bracket (Only), Basement Office Shelving, Garage Heater, Garage Opener + 2 Remotes

Situated on a quiet, kid-friendly cul-de-sac, this immaculate home offers over 3,200 square feet of beautifully developed living space. The "showhome-quality" main floor features an open-concept layout with newer LVP flooring and a gourmet chef's kitchen boasting granite countertops, new backsplash, a gas range, and a central island. This space flows seamlessly into the dining area and a living room centered around a cozy gas fireplace- all enhanced by an integrated built-in speaker system, perfect for setting the mood while entertaining. The upper level is designed for relaxation, featuring a spacious bonus room ideal for movie nights. The primary suite serves as a true retreat with a spa-like five-piece ensuite and a large walk-in closet, complemented by two additional oversized bedrooms and a functional laundry room with custom shelving. For even more versatility, the fully finished basement provides a fourth bedroom, a full bathroom, a large recreation room, and a private den/ office. Outside, your professionally landscaped backyard oasis awaits, complete with a new expansive deck, a custom wood privacy screen, and a cozy fire pit. Located just minutes from Auburn Bay Lake, Westman Village, and the amenities of Seton, this home offers an unbeatable lifestyle in a premier lake community. Don't miss out—schedule your private viewing today.