



**164 Auburn Glen Drive SE
Calgary, Alberta**

MLS # A2304152



\$770,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,016 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Lawn, No Back Lane, See Remarks		

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

Features: Bathroom Rough-in, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fire table, backyard umbrella, tv in garage, Alarm system with no contract Ring doorbell with no contract

Welcome to The Cedarglen Huxley—offering over 2,000 sq ft of beautifully designed living space, full lake access, and a sunny south-facing backyard. Built by Cedarglen Homes, this property features 9’ ceilings and hardwood flooring throughout the main level. The stunning kitchen is the heart of the home, complete with an impressive 11’ quartz island, extended-height cabinetry, stainless steel appliances, and a convenient walk-through pantry. Kitchenaid dual fuel range (electric oven with natural gas stove top) with a high CFM range hood for a gas range with furnace interlock. The open-concept layout flows seamlessly into the dining area and cozy family room with fireplace, while a mudroom and 2-piece bath complete the main floor. Upstairs, you’ll find a spacious bonus room, laundry, and three bedrooms, including a generous primary retreat with a walk-in closet and spa-inspired ensuite featuring dual sinks, a soaker tub, and a frameless ensuite shower with upgraded bathroom ventilation. The unfinished basement offers excellent potential with a smart, open layout and utilities tucked away—ready for your custom development. This home has been thoughtfully upgraded and meticulously maintained over the years, including the addition of air conditioning and a built-in vacuum (2018), gemstone exterior architectural lighting (2020), and a beautifully finished stone patio with a plumbed gas line for a fire table along with backyard irrigation (2021). Recent improvements include fresh exterior paint (2023), a new Bradford & White hot water tank and professional radon mitigation system (2024), and Llumar UV privacy window film with a 10-year warranty (2024). In 2025, further enhancements were completed, improved attic airflow and insulation topped up to R60, plus garage updates including a new spring

(2024) and bottom seal (2025). Additional features include and a front security camera system with local storage and convenient remote access. A perfect blend of style, comfort, and long-term value in a sought-after lake community—this home is truly move-in ready.