



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

MLS # A2142931



\$775,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub		

Inclusions: NA

PRICED TO SELL!!! Welcome to your dream home, perfectly nestled on a QUIET STREET in the heart of Auburn Bay, within walking distance to Lakeshore School, playing fields, a beautiful pond, and the dog park. This two-story gem offers a living experience that blends modern elegance with timeless charm. With its gleaming engineered hardwood floors, stunning granite countertops, and an abundance of natural light, every corner of this home radiates style and comfort. The seamless flow between the family, dining, and kitchen areas creates a spacious and inviting atmosphere, perfect for hosting lively gatherings with friends and family. The family room features a cozy corner fireplace, ideal for those chilly nights when you want to curl up with a good book or a movie. The modern kitchen, truly the heart of the home, boasts a massive flat island perfect for entertaining and culinary preparation. Full height cabinetry to 9' ceilings provides more storage space. From the kitchen, revel in the urban chic light fixture that combines reclaimed materials with vintage hardware and Edison bulbs - imported straight from New York. A walk-through pantry leading from the double attached garage to the kitchen enhances organization and storage. The main floor is complete with a two-piece bathroom. Head upstairs where you will find a large bonus room, bathed in natural light, providing a great space for family fun, relaxation, or additional workspace. The primary bedroom is your private retreat with a luxurious ensuite bathroom. Indulge in the spa-like environment with dual sinks, a relaxing soaker tub, and a stand-alone shower. Two additional bedrooms flank the wide hallway. The laundry room is located conveniently on the upper floor. Additional features to the home include hardwood floors on the main floor, vinyl plank floors upstairs, and air conditioning to keep you cool on hot summer

days. The unfinished basement presents endless potential, ready to be customized to fit your lifestyle. Step outside to your backyard, complete with a large deck perfect for summer BBQs and evening relaxation. Living in a lake community means embracing a fun and active lifestyle year-round. Enjoy sunny beach days, swimming, pickleball, beach volleyball, splash park and even winter skating. This is the perfect home in the best community in the southeast.