



**201 Auburn Glen Circle SE
Calgary, Alberta**

MLS # A2145516



\$774,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,335 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Underground Sprinklers, Rectangular Lot		

Heating:	Baseboard, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to a beautiful home in the serene Auburn Bay Lake community, where luxury and comfort harmonize to create an unparalleled living experience. Step into the heart of the home, where a stunning kitchen awaits. It is adorned with quartz countertops, Kitchen-Aid appliances, and ample cabinet space reaching the ceiling, providing ample storage space for all your culinary needs. The pier-style 3-sided fireplace adds warmth and ambiance to the open-concept living space, where 9-foot ceilings, hardwood flooring, and an open staircase with elegant railing create an inviting atmosphere. Work or relax in the versatile flex room on the main floor, perfect for a home office or cozy reading nook. A walk-in pantry and mudroom provide convenient storage solutions, while thoughtful additions like a central vacuum, central air conditioning, and a water softener ensure modern comfort and convenience. Enjoy outdoor living on the deck, surrounded by landscaped grounds maintained by a sprinkler system. Inside, pot lights illuminate the main floor, while built-in speakers set the mood for entertaining or unwinding after a long day. Upstairs, discover a vaulted ceiling in the bonus room, creating a spacious retreat for movie nights or family gatherings. The master suite features a walk-in melamine closet and ensuite bathroom with wooden cabinets. The Kinetico chlorine cleaning tank-water conditioning system for dechlorination. Two additional bedrooms offer comfort and privacy for family members or guests. With a new hot water tank installed in January 2024 and a washing machine replaced in 2023, this home is ready for move-in. Don't miss your chance to experience the ultimate luxury living in Auburn Bay. Schedule your showing today!