



**44 Auburn Glen Lane SE
Calgary, Alberta**

MLS # A2154509



\$884,900

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|------------------|------------------------|---------------|------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,406 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Central, Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | R-1N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | N/A | | |

Experience luxury living in this completely rebuilt home located in the sought-after lake community of Auburn Bay. With high-end finishes throughout, this home features a chef's dream kitchen equipped with built-in stainless steel appliances. The main floor offers an open-to-above foyer, a den with French doors, a kitchen boasting abundant cabinetry and a spacious island with quartz countertops, a large living room with a cozy fireplace, and a nook adorned with a hand-crafted feature wall. Upstairs, the home includes a lavish primary suite with a feature wall, a spa-like ensuite, and a walk-in closet with organizers, along with two generously sized bedrooms and a substantial bonus room with built-in shelves. The fully finished basement provides a large recreational room with a wet bar, an additional bedroom, and a full bath. Don't miss the opportunity to own this gem!