



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

MLS # A2170809



\$869,900

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!