



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2210072**



**\$787,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,156 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

**\*\*OPEN HOUSE Saturday May 10th 1-4pm\*\*** Don't miss your chance to enjoy lakeside living in Auburn Bay&mdash;Calgary's premier family-friendly lake community! Centered around a stunning private lake, Auburn Bay offers year-round activities like beach days, paddle boarding, and winter skating. Auburn House, the community hub, gives residents access to exclusive events, fitness classes, and recreation that keeps you active and connected. Just minutes away, Mahogany Village Market and Seton Urban District offer everything you need&mdash;groceries, boutique shopping, and top-tier dining at Chairmans Steakhouse and Alvin's Jazz Club. Catch a movie at the VIP Cineplex Theatre, hit the YMCA, or access major routes like Stoney and Deerfoot Trail with ease. South Health Campus is also nearby for peace of mind. Welcome to 134 Auburn Glen Circle&mdash;an upgraded home designed for comfort and connection. The open-concept main floor features rich hardwood floors, a stylish kitchen with concrete countertops, custom cabinetry, and a walkthrough pantry. The spacious living and dining areas are perfect for hosting or relaxing. Upstairs, unwind in your private movie room or enjoy the unique built-in rock climbing wall&mdash;an everyday adventure for the whole family. Step outside to your backyard retreat, now featuring a composite deck&mdash;ideal for summer BBQs, firepit nights, and peaceful morning coffees. With plenty of space to relax or entertain, outdoor living doesn't get better than this. With Auburn Bay Elementary and Lakeshore School nearby, plus parks, playgrounds, and the lake just down the street, this location is perfect for growing families. 134 Auburn Glen Circle isn't just a home&mdash;it's your gateway to the ultimate lakeside lifestyle.

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