



GRASSROOTS
REALTY GROUP

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184 Auburn Glen Close SE
Calgary, Alberta

MLS # A2212841



\$768,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,104 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Inclusions: Window Coverings, TVs & Mounts, Doorbell Camera

2,104 SQ.FT | 3-BED | 2.5-BATH | DOUBLE-ATTACHED GARAGE | LARGE LOT | LAKE ACCESS | MODERN FINISHINGS | Tucked into one of Calgary's most sought-after LAKE COMMUNITIES, this stylish Auburn Bay home is just STEPS FROM SCHOOLS, playgrounds, and year-round lake access. Built by Cedarglen Homes in 2016, this two-storey features a smart, open-concept layout centred around a MODERN KITCHEN with an oversized quartz island, ample cabinetry, and a clean, contemporary look. The great room's COZY FIREPLACE sits beside a flex space perfect for a music nook, playroom, or work-from-home setup. Off the dining room, a large concrete patio opens to the spacious backyard, ideal for summer BBQs and playdates. Upstairs, the primary retreat offers peace and privacy with dual sinks, a tiled walk-in shower, and a large walk-in closet. Two more bedrooms, a full bath, upper laundry, CENTRAL BONUS ROOM, and BUILT-IN DESK round out the upper level. Thoughtful upgrades throughout, including bonus room transom window that floods the space with natural light thanks to its unique location next to a walking path. With no neighbours on one side, the lot feels wider and more private than most homes in the area. This one checks all the boxes for a growing family - walkable to Lakeshore School (6-9), Prince of Peace, (K-9) and Auburn Bay School (K-6), plus all the essentials are close by: the lake and clubhouse, Auburn Bay off-leash dog park, South Health Campus, YMCA, shopping, and restaurants. This is your chance to own a lovingly cared-for home that SHOWS LIKE NEW, in a lake community where families walk to school, gather at the beach, and enjoy all-season activities close to home. Book your showing before it's gone!

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