

148 Auburn Glen Heights SE Calgary, Alberta

MLS # A2213800



\$789,900

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|------------------|--------------------------------------|---------------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,111 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Landscaped, Private, Rectangular Lot | | |

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| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry | | |

Inclusions: N/A

Welcome to this beautifully upgraded first owner home in the highly sought-after lake community of Auburn Bay. Ideally located on a quiet area, this charming 2-storey house backs onto scenic green space and is just steps from Lakeshore Middle School, Prince of Peace School, playgrounds, walking paths, and Auburn Bay Lake. The main floor features 9-foot ceilings, hardwood floors, a spacious decent kitchen with quartz countertops, stainless steel appliances. A bright dining nook with facing south, cozy living room with gas fireplace, and an office or a piano studio complete the space. Upstairs, you'll find a large bonus room, three spacious bedrooms, a 4-piece bathroom. The primary bedroom is facing south, plenty of natural light shines in all the time; and it includes a luxurious 5-piece ensuite with dual vanities, a deep soaker tub, a glass shower, and a walk-in closet with built-ins. Additional highlights include AC system (2024). The unfinished basement offers endless possibilities for future development. Outside, enjoy a private, landscaped backyard that was just finished spring cleaning by professionals. Auburn Bay is known for its year-round community events including fireworks, a Christmas parade, and a spring triathlon, making this the perfect place to call home!