

## 148 Auburn Glen Heights SE Calgary, Alberta

**MLS # A2220144**



# \$749,900

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,111 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>	0.09 Acre		
<b>Lot Feat:</b>	Flag Lot, Lawn, Rectangular Lot, Street Lighting		

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

Welcome to this beautifully upgraded, SOUTH-FACING BACKYARD, first-owner home in the highly sought-after lake community of Auburn Bay. Ideally located in 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, and a spacious kitchen with GRANITE countertops and stainless steel appliances. A bright south-facing dining nook, a cozy living room with a gas fireplace, and a flexible space perfect for a home office or piano studio complete the main level. Upstairs, you'll find a large bonus room, three spacious bedrooms, and a 4-piece bathroom with a GRANITE vanity countertop. The south-facing primary bedroom is filled with natural light and includes a luxurious 5-piece ensuite featuring dual GRANITE countertop vanities, a deep soaker tub, a glass shower, and a walk-in closet with built-ins. Additional highlights include a central A/C system (2024). The unfinished basement offers endless possibilities for future development. Outside, enjoy a private, landscaped backyard that has just been professionally spring-cleaned. 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!