

**199 Auburn Glen Drive SE**  
**Calgary, Alberta**

**MLS # A2224662**



**\$875,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,089 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Views		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** n/a

**\*OPEN HOUSE SUNDAY JUNE 8 2-4pm\*** Exceptional fully developed 2-storey home, with no neighbours behind, on a quiet street nestled in the heart of Auburn Bay—a premier lake-access community offering an unparalleled lifestyle. This beautiful residence boasts nearly 3,000 sq ft of fully developed thoughtfully designed living space, perfect for families seeking comfort and convenience. Step inside to soaring ceilings, with the open to above stair case, large chandelier making the entrance feeling grand, open and airy. Main floor features 9ft ceilings with gleaming hardwood floors leading you through the office/den, kitchen, dining, family room, mud room and half bath. Family room has a cozy fireplace for the cooler days with mental, a great luxury piece to the room. Along with large windows spanning across the backyard letting in sunlight. The upgraded kitchen features: white cabinetry, built in SS appliances, large island with eating bar, granite counters, pantry space, lots of cabinet storage, mouldings on cabinets, added pot lights, tile to ceiling range hood - creating a wonderful centrepiece to gatherings and family dinners. Head upstairs to find a large (and private) bonus room, along with 3 great size bedrooms (including primary), a shared full bath along with ensuite. The primary is a great size facing the quiet green area out back, has a walk in closet and a full spa like ensuite retreat that features: double vanity, granite counters, tub, walk in shower and toilet. Basement is fully developed and features LVP floor, large living space, full bath (with walk in shower), office/den, flex space and bedroom. This home has a large fully fenced backyard, with balcony making a great outdoor space to have the kids play. Located a short Walk to schools, parks, the lake, amenities and playgrounds. Minutes to Seton shopping and South Health Campus. A must-see for

growing families!