

# \$759,999 - 300 Auburn Glen Manor Se, Calgary

MLS® #A2089036

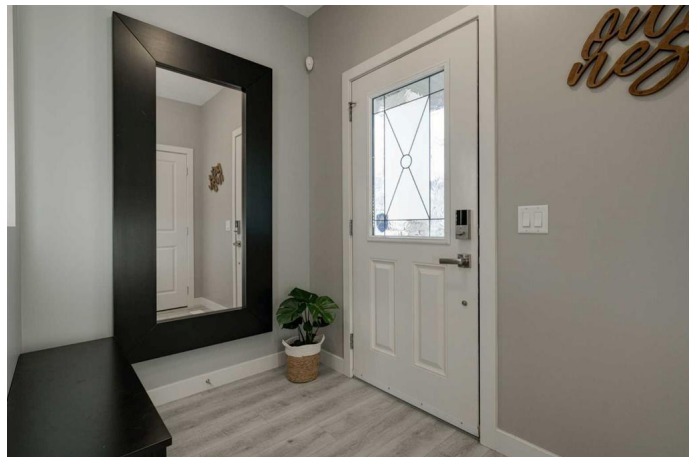
## \$759,999

4 Bedroom, 3.00 Bathroom, 2,122 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Welcome to 300 Auburn Glen Manor SE! This bright and spacious exceptionally maintained fully developed home located in the heart of the ever-popular 4-season lake community of Auburn Bay is situated on an oversized corner lot and is a must-see! As you enter you are greeted with new luxury vinyl plank flooring that leads you throughout the main level. A large office/den off of the front entrance provides a great play area for the kids or an at-home workspace. The open-concept floor plan is perfect for hosting with the kitchen dining and living areas flowing seamlessly together. The bright kitchen is complete with timeless white cabinets, stainless steel appliances, an island that comfortably seats 4, and a large walkthrough pantry. Adjacent to the kitchen is a dining area that overlooks the backyard and a living room that is finished with a gas fireplace to keep you warm on those winter evenings. Head to the upper level to a large primary bedroom complete with a spacious ensuite that includes a soaker tub, oversized shower, and large walk-in closet with custom built-ins! Finishing the upper level is an expansive bonus room, 2 additional good-sized bedrooms, and a 4 piece main bath. The fully developed lower level has a large rec room, a 4th bedroom, and a laundry room that includes a sink and additional cabinet storage. The nicely landscaped private backyard has an upper composite deck area for your BBQ as well as a lower patio to enjoy those summer days.



This home is also complete with central A/C and has had other recent updates that include carpet throughout the upper level, paint throughout the entire home, and orange peel ceilings. Located steps to the Auburn Bay school as well as numerous parks and pathways, this home won't last long. Book your showing today and start enjoying everything the lake life has to offer!

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2089036    |
| Price          | \$759,999   |
| Sold Price     | \$747,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,122       |
| Acres          | 0.10        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 300 Auburn Glen Manor Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 0L1                  |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Beach Access, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4                                                   |

|         |                        |
|---------|------------------------|
| Parking | Double Garage Attached |
|---------|------------------------|

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, See Remarks                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | Central Air                                                                                   |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Corner Lot, Landscaped, Private |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | October 21st, 2023  |
| Date Sold      | November 14th, 2023 |
| Days on Market | 24                  |
| Zoning         | R-1N                |
| HOA Fees       | 493.85              |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX FIRST |
|----------------|--------------|

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