

\$709,000 - 230 Auburn Glen Circle Se, Calgary

MLS® #A2089303

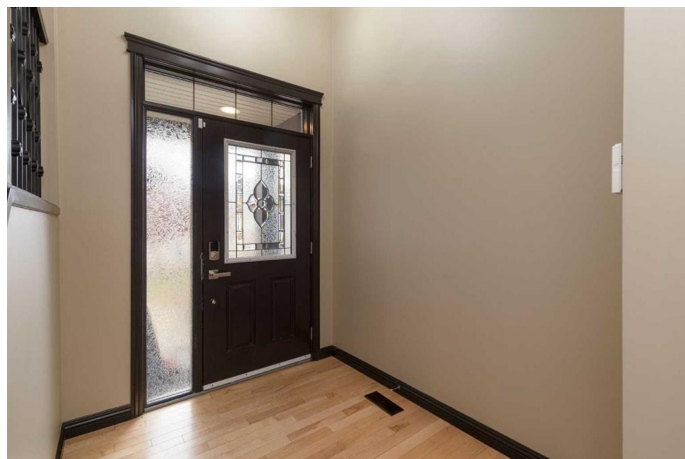
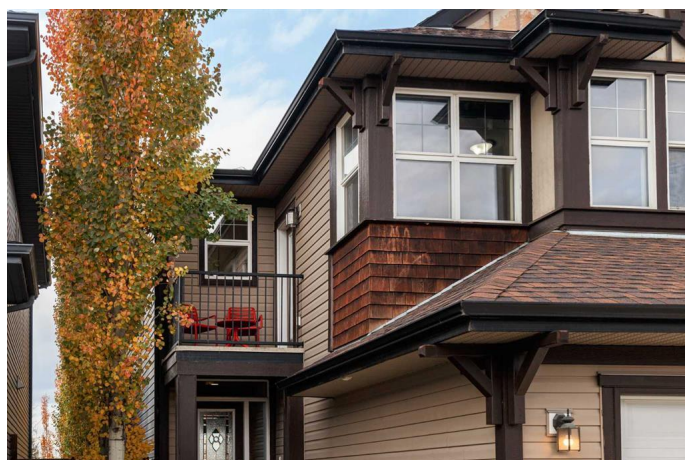
\$709,000

3 Bedroom, 3.00 Bathroom, 2,283 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Back on the market due to financing....(Open house Sun Nov 25 @ 2:00 to 4:00 pm)
ABSOLUTE PRIDE OF OWNERSHIP! THIS HOME IS MOVE IN READY! Entertaining family and friends is perfect with this open floor plan as they gather around the large rock granite island while you prepare your favorite meals. Your gourmet kitchen will inspire the chef in you with its newer stainless-steel appliances, gas cooktop, lots of cabinets and counters. Plus a walk-in pantry. Wow! The living room features a gas fireplace surrounded with beautiful rock detailing where you can snuggle up during the winter months. The spacious dining room overlooks the backyard and opens to your new two-tiered composite deck, built with permits (2022). Relax at the end of your day in your primary bedroom that easily fits a king bed and dressers. The ensuite offers a soaker jet tub perfect to unwind in, plus a separate shower and large WIC. There are 2 good sized bedrooms that fit queen beds and 4-piece bath for your growing family.Â The large sunny bonus room is perfect for family times. AÂ separate laundry room completes the upstairs. The unfinished basement has 2 egress windows with excellent potential to develop and is waiting for your personal touch. The oversized heated double attached garage has a newer overhead door (2021) and opens into the home to a practical walk-in closet to hide away the boots and jackets. HE Furnace (2020) Auburn Bay is a lake community and



you can enjoy all it has to offer from swimming,
building sandcastles, to skating in the winter!
Close to shopping, the South Health Campus
& YMCA and easy access to Deerfoot &
Stoney Trails! Welcome to your new Dream
Home!

Built in 2007

Essential Information

MLS® #	A2089303
Price	\$709,000
Sold Price	\$705,750
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,283
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	230 Auburn Glen Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0K8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Close to Clubhouse, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2023
Date Sold	November 29th, 2023
Days on Market	35
Zoning	R-1N
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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