

\$815,000 - 30 Auburn Glen Common Se, Calgary

MLS® #A2108872

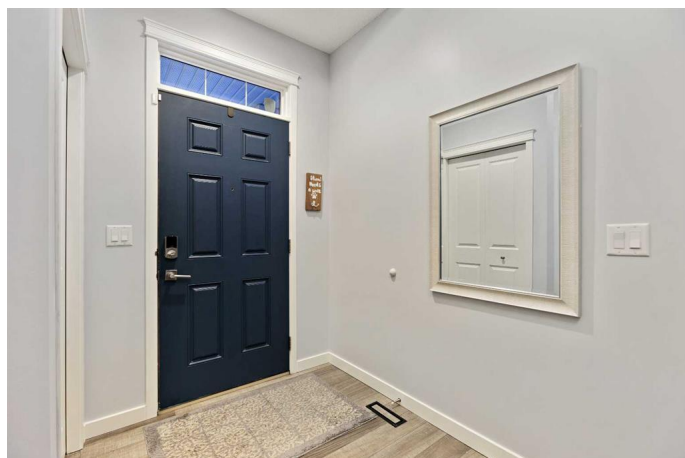
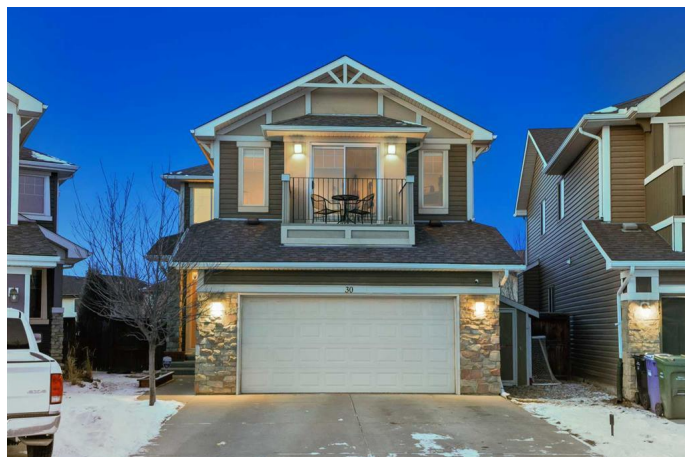
\$815,000

5 Bedroom, 4.00 Bathroom, 2,311 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

What a property and amazing opportunity! This original owner, very well maintained, 5-bedroom 2300sqft home, on a pie lot, is just loaded with upgrades at the build stage and numerous recent improvements as well. The broad and open main floor soars with 9ft ceilings and is freshly lined with all new high end water resistant laminate (2020) ideal for kids and pets. The large office/den carries a beautifully crafted built in desk and shelving feature. The heart of the home is the spacious kitchen with its large entertainer's island, gorgeous granite, large corner pantry, ample storage and of course the new high-end SS appliances including gas range. (All replaced within the last few years) The large dining room fits the whole family and offers a grand double French door to the back where you'll find a professionally landscaped yard including a huge stone patio and walk-way to the front, a BBQ gazebo area, picnic area and a huge storage center down the side, with another shed in the front. The massive back yard has great sun exposure always offering sun or shade to suit all, and is equipped with irrigation front and back. The rare and truly oversized (22x24) finished and painted garage gives access to a large mudroom offering convenient main floor laundry with its new top of the line washer & dryer (2022). As we head upstairs, you'll appreciate the soft new carpet (2021) and the fireplace in the bonus room to keep things warm above the garage. There are two large



bedrooms with a full shared bathroom and large master bedroom with elegant 4-piece ensuite with walk in closet. The fully permitted and developed basement offers another 2 big bedrooms one with a walk-in closet & barn door plus another full shared bathroom. The large living room incorporates a nice sized window for some natural light and there is so much storage with the 2 big storage rooms. This home offers a high efficiency multizone furnace monitored with a nest thermostat recently serviced in 2023 and is equipped with air conditioning. Located on a quiet cul-de-sac like street with great neighbours, walking distance to the elementary and middle schools, near parks and playgrounds, makes this home a truly fantastic location in one of Calgary's most sought-after communities!

Built in 2009

Essential Information

MLS® #	A2108872
Price	\$815,000
Sold Price	\$850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,311
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	30 Auburn Glen Common Se
Subdivision	Auburn Bay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M9

Amenities

Amenities	Beach Access, Boating, Clubhouse, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Private Yard
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Level, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 4th, 2024
Days on Market	5
Zoning	R-1N
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX First

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