

\$799,900 - 53 Auburn Glen Lane Se, Calgary

MLS® #A2116396

\$799,900

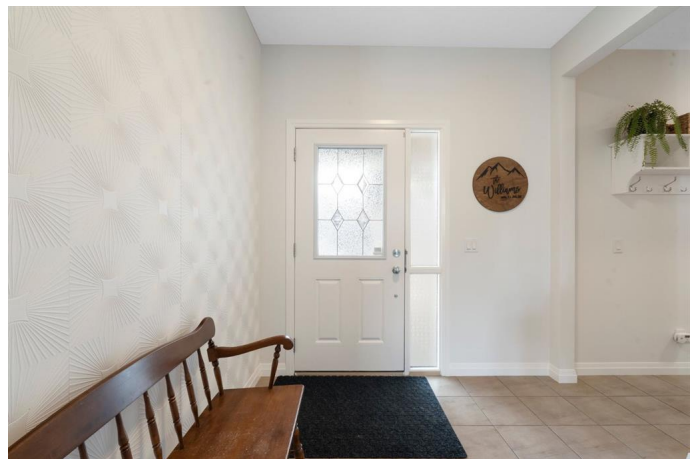
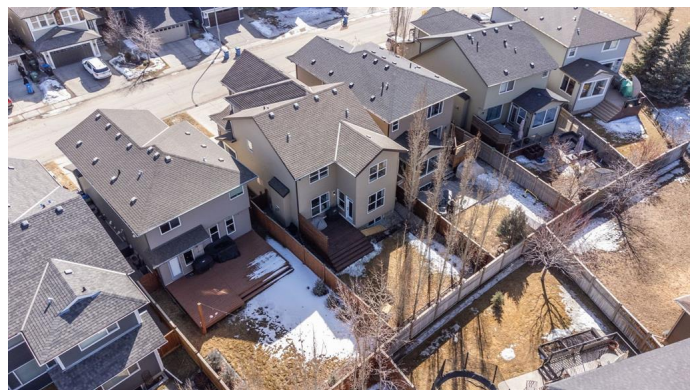
3 Bedroom, 3.00 Bathroom, 2,228 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to your dream home in southeast Calgary where luxury meets convenience in one of Calgary's most sought-after communities. Nestled in Auburn Bay, where there is less than 0.5 months of inventory for detached homes, this stunning residence offers an unparalleled lifestyle enriched by its prime location and exceptional amenities. Situated amidst numerous schools, parks, and access to an incredible lake that offers year-round recreational opportunities, this home presents an idyllic setting for families and outdoor enthusiasts alike. Whether you fancy a leisurely swim, a day of fishing, or skating on the glistening ice in winter, this community has it all. Rent out the clubhouse for special events, enjoy the splash park, volleyball, playgrounds, and tennis courts, all within easy reach. Now let's get to the house! Inside this meticulously maintained 2228 sqft home, you will find 9ft ceilings throughout, and a plethora of updates that elevate its appeal. From freshly painted walls, doors, and trim to plush carpeting, every detail has been carefully considered for your comfort and convenience.

The main floor welcomes you with an inviting open-concept layout featuring an elegant gas fireplace, beautifully updated kitchen equipped with stainless steel appliances, a spacious eat-up island, and a charming dining area that seamlessly transitions onto a northwest-facing deck with a custom privacy wall. Upstairs, discover a large bonus room perfect for family



gatherings, an office space for productivity, three generously sized bedrooms, and a convenient laundry room. The primary bedroom is a sanctuary of luxury, offering west-facing views, an ensuite completed with a double sink vanity, a glass shower, and a relaxing soaker tub. A full walk-in closet adds to the allure, providing ample storage space for your wardrobe essentials. The heated garage is a haven of organization, boasting a customized slat wall and stand-up shelving to keep your tools and equipment neatly arranged. With an OCD dream garage like this, maintaining order has never been easier. Enjoy your backyard oasis that features a beautiful blend of cotoneaster hedges and sprawling 25 ft Columnar Aspens that offer incredible privacy in the summer months. Your animals will love the fully fenced yard that even has its own dog run. Your children will love the proximity to the park that is just steps away from your home. The unfinished basement awaits your personal touch, offering endless possibilities for customization and expansion to suit your lifestyle needs. Whether you envision a home gym, a media room, or additional living space, the choice is yours. Don't miss this opportunity to experience the ultimate blend of luxury living and community convenience in Auburn Bay. Schedule your private tour today and discover the home you've been dreaming of.

Built in 2009

Essential Information

MLS® #	A2116396
Price	\$799,900
Sold Price	\$830,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,228
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	53 Auburn Glen Lane Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M8

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, City Lot, Front Yard, Street Lighting, Private, Rectangular Lot

Roof	Asphalt Shingle
Construction	Cedar, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	March 28th, 2024
Days on Market	8
Zoning	R-1N
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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