

\$798,000 - 54 Auburn Glen Manor Se, Calgary

MLS® #A2132500

\$798,000

4 Bedroom, 4.00 Bathroom, 2,228 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

A HUGE PRICE REDUCTION OF \$40,000!

Welcome to the epitome of luxury living in the prestigious community of Auburn Bay. This home features more than 2800 square feet of developed living space over 3 levels. This home offers four generously sized bedrooms and three and a half bathrooms, providing ample space for family and guests. Each bedroom is designed with comfort and privacy in mind, featuring large windows that allow natural light to flood the rooms. The bathrooms are beautifully appointed with modern fixtures and high-quality materials. The primary retreat is a true sanctuary within this home, which includes a private balcony where you can enjoy your morning coffee or unwind after a long day while taking in the beautiful views of the surrounding area. The kitchen features granite countertops with stainless appliances, and enough room for the kids to sit at the counter with a nice snack or a great place for them to work on their homework. You will absolutely love the open concept design in this home, where the living room with cozy fireplace, dining room and kitchen are all together and easy to access. The bonus room upstairs is a fantastic place for the family to enjoy movie night or family game night, and the bonus room separates the primary retreat from the other bedrooms on the upstairs level. The lower level is professionally developed with a fourth bedroom and another full bathroom for guests. There is even enough space on the lower level to set-up your home



gym or office. The big e-gress windows in the basement let in a ton of natural light and are above ground. The spacious heated garage with 220 power can accommodate multiple vehicles and offers additional storage space for tools, sports equipment, and other belongings. This home is designed with sustainability and energy efficiency in mind. Features such as the four-zone sprinkler system and high-efficiency air conditioning contribute to reduced energy consumption and lower utility bills. Sustainable building materials, like composite decking in the front and back of the home, further enhance the home's eco-friendly profile, making it a responsible choice for environmentally conscious buyers. Auburn Bay is renowned for its serene environment, beautiful landscapes, and abundant recreational facilities. The community is designed around a stunning 43-acre lake that offers year-round activities, from swimming and fishing in the summer to ice skating in the winter. Proximity to schools and shopping centers, Auburn Bay is home to several top-rated schools, ensuring your children receive a quality education close to home. The nearby shopping centers, including Seton and Mahogany Village Market. Auburn Bay is known for its safe and secure environment. The community benefits from low crime rates and a strong neighborhood watch program. Additionally, this home is equipped with modern security features, including an advanced alarm system. Book your showing today!

Built in 2011

Essential Information

MLS® #	A2132500
Price	\$798,000
Sold Price	\$785,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,228
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	54 Auburn Glen Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0L1

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Picnic Area, Playground, Racquet Courts
Parking Spaces	5
Parking	220 Volt Wiring, Heated Garage, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Few Trees, Front Yard, Lawn, Landscaped, Underground Sprinklers, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Veneer, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 19th, 2024
Date Sold	June 14th, 2024
Days on Market	26
Zoning	R-1N
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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