

\$835,000 - 265 Auburn Glen Manor Se, Calgary

MLS® #A2132811

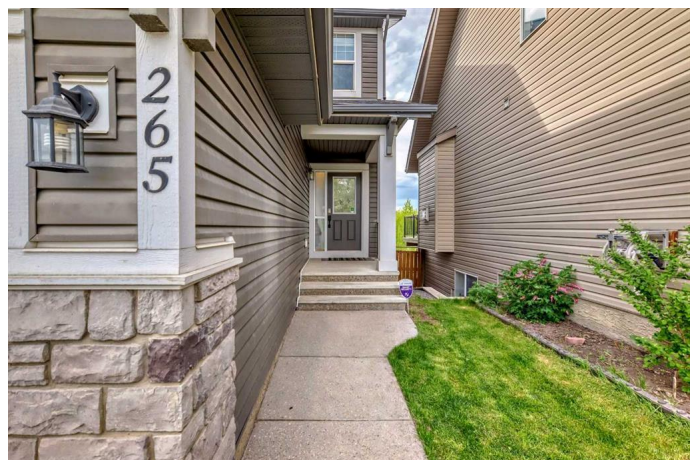
\$835,000

4 Bedroom, 4.00 Bathroom, 2,255 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

WOW! This is one of Auburn Bay's BEST locations out there! Directly backing onto pond/wetland/forested area with no neighbours behind you for as far as you can see! The location can't be beat and the house is awesome too! As you enter you are greeted with a huge entry with plenty of space for benches, coats, boots and more...up a couple of stairs in to the main living area you have a living room with a gas fireplace with views to the back and beside that is an AMAZING kitchen that features a gas cooktop, pot filler, wall oven, microwave, warming drawer, large pantry, huge island with a built in wine rack, quartz countertops and LOADS of cabinet and counter space! Adjacent to the kitchen is a large dining area that directly overlooks the pond/trees. The main floor is finished off with a half bath, mudroom and access to the attached garage. Upstairs has a huge primary bedroom with the same views as the main level (but even better), a full ensuite bathroom with a soaker tub, separate shower, dual sinks and a walk in closet to finish off the primary suite. You will also love the upper level bonus room that is massive, an office space, laundry room, a double linen closet, 2 additional bedrooms and another full bathroom. The finished walkout basement is amazing and has a bar with granite countertops, loads of cabinet space and a dishwasher! There is a good sized rec room with tons of natural light, a 4th bedroom, another full bathroom done to the same standards as the rest of the home and



plenty of extra storage space! There is so much more to enjoy here like: A/C, views from every level, prime quiet location that is a short walk to multiple schools and playgrounds, great sized upper deck to just sit and enjoy the quietness and the frogs croaking, a great space from the walkout level with a tiered yard and beautiful stone work, 9' ceilings, upgraded lights, maximum privacy outside and so much more! This is a beauty in one of Calgary's BEST SE lake communities - come and have a look and get ready to move into your new home :) Auburn Bay also has a year round lake, off leash dog park, hospital, YMCA, NUMEROUS shops, restaurants, pubs (and more still being built), theatre, major roadways, walking paths, ponds, schools and transit!

Built in 2010

Essential Information

MLS® #	A2132811
Price	\$835,000
Sold Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,255
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	265 Auburn Glen Manor Se
Subdivision	Auburn Bay
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 0L2

Amenities

Amenities	Beach Access, Clubhouse, Park, Party Room, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Trash Compactor, Warming Drawer, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Conservation, Front Yard, Lawn, No Neighbours Behind, Landscaped, Many Trees, Private, Treed, Views, Wetlands
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	July 4th, 2024
Days on Market	36
Zoning	R-1N
HOA Fees	494.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Real Broker

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