

\$774,900 - 201 Auburn Glen Circle Se, Calgary

MLS® #A2145516

\$774,900

3 Bedroom, 3.00 Bathroom, 2,335 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to a beautiful home in the serene Auburn Bay Lake community, where luxury and comfort harmonize to create an unparalleled living experience. Step into the heart of the home, where a stunning kitchen awaits. It is adorned with quartz countertops, Kitchen-Aid appliances, and ample cabinet space reaching the ceiling, providing ample storage space for all your culinary needs. The pier-style 3-sided fireplace adds warmth and ambiance to the open-concept living space, where 9-foot ceilings, hardwood flooring, and an open staircase with elegant railing create an inviting atmosphere. Work or relax in the versatile flex room on the main floor, perfect for a home office or cozy reading nook. A walk-in pantry and mudroom provide convenient storage solutions, while thoughtful additions like a central vacuum, central air conditioning, and a water softener ensure modern comfort and convenience. Enjoy outdoor living on the deck, surrounded by landscaped grounds maintained by a sprinkler system. Inside, pot lights illuminate the main floor, while built-in speakers set the mood for entertaining or unwinding after a long day. Upstairs, discover a vaulted ceiling in the bonus room, creating a spacious retreat for movie nights or family gatherings. The master suite features a walk-in melamine closet and ensuite bathroom with wooden cabinets. The Kinetico chlorine cleaning tank-water conditioning system for dechlorination. Two additional bedrooms offer comfort and privacy



for family members or guests. With a new hot water tank installed in January 2024 and a washing machine replaced in 2023, this home is ready for move-in. Don't miss your chance to experience the ultimate luxury living in Auburn Bay. Schedule your showing today!

Built in 2008

Essential Information

MLS® #	A2145516
Price	\$774,900
Sold Price	\$759,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,335
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	201 Auburn Glen Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0K8

Amenities

Amenities	Beach Access, Clubhouse, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, Oversized

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Garburator, Gas Range, Humidifier, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Baseboard, High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Three-Sided
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	July 20th, 2024
Days on Market	18
Zoning	R-1N
HOA Fees	495.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage METRO
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