

\$775,000 - 7 Auburn Glen Drive Se, Calgary

MLS® #A2147768

\$775,000

3 Bedroom, 3.00 Bathroom, 2,449 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Auburn Bay, one of Calgary's top communities with LAKE ACCESS, offers this 2449 SF open-concept home, a canvas ready to be your masterpiece. Enter through the covered entrance and be greeted by the soaring 9' ceilings on the main floor! This two-storey BONUS ROOM 3-bedroom house with closet organizers features a convenient UPPER FLOOR tiled laundry room. The massive primary bedroom boasts a 4 pc ensuite with a jetted corner tub, a walk-in shower, a built-in medicine cabinet, and a huge walk-in closet. The kitchen, a chef's dream, includes a fantastic walk-through pantry with upgraded stainless steel appliances, hardwood flooring, reverse osmosis, and granite countertops. The great room, with its gas-tiled fireplace and the rod-iron railing staircase, creates a cozy and elegant atmosphere. The flexible office space on the main floor is ready to adapt to your specific needs. You could expand this home to over 3592 sq. feet of usable space if you finish the basement according to your choice of finishes, allowing you to personalize your living space. The exterior, with its curb appeal and brick details, features a yard with warm southwest sun exposure, mature trees, and a BBQ line and deck to enjoy. Lakeshore Elementary School and baseball diamonds are all within walking distance! Enjoy all the amenities year-round, from the lake to fishing, skating to pickleball and much more! Plus, the South Health Campus and Seton YMCA



amenities are just minutes away, and there are fantastic transportation options off of Deerfoot and Stoney Trail. Come check out this home and its possibilities!

Built in 2012

Essential Information

MLS® #	A2147768
Price	\$775,000
Sold Price	\$748,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,449
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7 Auburn Glen Drive Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0R4

Amenities

Amenities	Beach Access, Clubhouse, Community Gardens, Park, Party Room, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen
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	Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer, Water Softener
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	City Lot, Few Trees, Sloped Up
Roof	Asphalt
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2024
Date Sold	August 24th, 2024
Days on Market	11
Zoning	R-1N
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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