

\$925,000 - 269 Auburn Glen Manor Se, Calgary

MLS® #A2155508

\$925,000

4 Bedroom, 4.00 Bathroom, 2,251 sqft

Residential on 0.14 Acres

Auburn Bay, Calgary, Alberta

SOARING OPEN TO BELOW LIVING ROOM W/ PICTURESQUE POND VIEWS IN AUBURN BAY! Welcome home to this BEAUTIFUL 2-storey home complete with some amazing recent upgrades that make living here a dream! As you enter, you're greeted by a spacious foyer leading to a bright den, perfect for a home office. The main floor features a stunning living room with an ELEGANT gas fireplace, beautifully highlighted by double height floor-to-ceiling windows that offer inspiring views of the tranquil pond just out back. The kitchen, equipped with upgraded white cabinetry, a gas cooktop, and stainless steel appliances, includes a corner pantry and a large island, perfect for family gatherings. The dining area, now upgraded with a new sliding door, seamlessly connects to a balcony, giving you a more immersive view of the pond and making it an ideal spot for summer BBQs and enjoying a morning coffee. This home has had several recent upgrades, including new white oak laminate flooring throughout the main floor, a new gorgeous open-to-below window in the living room, and a 3 panel sliding door in the dining area. Upstairs, the primary bedroom serves as a PEACEFUL RETREAT with large windows overlooking the pond, a walk-in closet, and a luxurious 5-piece ensuite bathroom featuring dual sinks, ample storage, a skylight, and a spacious shower. The upper level also includes a versatile bonus room with vaulted ceilings, perfect for relaxing or entertaining,



along with two additional bedrooms and a full bathroom. The fully finished walk-out basement offers additional living space, including a cozy family room, perfect for movie nights or gatherings. One of the basement bedrooms has been transformed into a home gym, complete with a durable rubber flooring. The basement walk-out opens to a concrete patio leading to a private, fenced backyard, offering easy access to the SCENIC POND, playground for kids and walking paths. To finish off, the home has a double attached garage with high ceilings for extra storage. Living in Auburn Bay offers an EXCEPTIONAL LIFESTYLE with access to a 43-acre lake, Auburn House—a 13,000 sq ft community center with a gym, banquet rooms, and outdoor tennis courts—as well as numerous parks, playgrounds, and walking trails. Attractions and amenities in the area include the South Health Campus & Seton Plaza, Auburn Bay Plaza, McKenzie Meadows Golf Club & Fish Creek Provincial Park. Plus several major roadways nearby for easy access to the rest of the city like Deerfoot Trail, Stoney Trail, and Macleod Trail. Jumping in the car: Downtown is a 25 min drive (29KM), Airport is a 34 min drive (38.3KM), and Banff is a 1hr and 35 min drive (153KM).

Built in 2008

Essential Information

MLS® #	A2155508
Price	\$925,000
Sold Price	\$905,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,251
Acres	0.14

Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	269 Auburn Glen Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0L2

Amenities

Amenities	Beach Access, Park
Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas Log, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Dog Run, Fire Pit, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Dog Run Fenced In, No Neighbours Behind, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame



Foundation Poured Concrete

Additional Information

Date Listed August 8th, 2024
Date Sold August 26th, 2024
Days on Market 18
Zoning R-1N
HOA Fees 493.85
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.