# \$875,000 - 199 Auburn Glen Drive Se, Calgary

MLS® #A2224662

# \$875,000

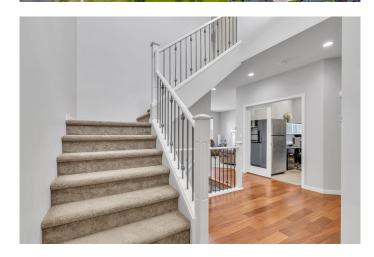
4 Bedroom, 3.00 Bathroom, 2,089 sqft Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Exceptional fully developed 2-storey home, with no neighbours behind, on a guiet street nestled in the heart of Auburn Bayâ€"a premier lake-access community offering an unparalleled lifestyle. This beautiful residence boasts nearly 3,000 sq ft of fully developed thoughtfully designed living space, perfect for families seeking comfort and convenience. Step inside to soaring ceilings, with the open to above stair case, large chandelier making the entrance feeling grand, open and airy. Main floor features 9ft ceilings with gleaming hardwood floors leading you through the office/den, kitchen, dining, family room, mud room and half bath. Family room has a cozy fireplace for the cooler days with mental, a great luxury piece to the room. Along with large windows spanning across the backyard letting in sunlight. The upgraded kitchen features: white cabinetry, built in SS appliances, large island with eating bar, granite counters, pantry space, lots of cabinet storage, mouldings on cabinets, added pot lights, tile to ceiling range hood - creating a wonderful centrepiece to gatherings and family dinners. Head upstairs to find a large (and private) bonus room, along with 3 great size bedrooms (including primary), a shared full bath along with ensuite. The primary is a great size facing the quiet green area out back, has a walk in closet and a full spa like ensuite retreat that features: double vanity, granite counters, tub, walk in shower and toilet. Basement is fully developed and features LVP







floor, large living space, full bath (with walk In shower), office/den, flex space and bedroom. This home has a large fully fenced backyard, with balcony making a great outdoor space to have the kids play. Located a short Walk to schools, parks, the lake, amenities and playgrounds. Minutes to Seton shopping and South Health Campus. A must-see for growing families!

#### Built in 2012

#### **Essential Information**

MLS® # A2224662 Price \$875,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,089 Acres 0.10

Year Built 2012

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 199 Auburn Glen Drive Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M1P2

### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener

# of Garages 2

#### Interior

Interior Features Closet Organizers, Granite Counters, High Ceilings, Kitchen Island

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window

Coverings

Heating Forced Air

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Mantle

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Backs on to Park/Green Space, No Neighbours Behind,

Views

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed May 26th, 2025

Days on Market 26
Zoning R-G
HOA Fees 505
HOA Fees Freq. ANN

### **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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