



**60 Auburn Glen Green SE  
Calgary, Alberta**

**MLS # A2289231**



**\$725,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,130 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Basement Fridge, Hot Tub, Fire Pit and Garage Heater

Looking for a bungalow in a predominantly two-storey community? Look no further! This stunning home has been freshly painted throughout and features soaring vaulted ceilings and gorgeous luxury vinyl plank flooring on the main floor. The bright and functional kitchen is complete with stainless steel appliances, a gas range, a corner pantry, and a convenient eating bar. Perfect for everyday living and entertaining alike. The inviting living room is anchored by a cozy corner gas fireplace, while the dining area offers direct access to the spacious back deck, complete with a gas line for your BBQ and plenty of room for outdoor seating. Enjoy new Hunter Douglas motorized blinds for your ease and comfort. The primary bedroom easily accommodates king-sized furniture and features a walk-in closet and a private 4-piece ensuite. A second bedroom and 2-piece bath complete the main level. The fully finished walkout basement expands your living space with a third bedroom, 4-piece bathroom, wet bar, large family room, generous storage, and laundry room. The double attached garage is both insulated and heated for year-round comfort. Enjoy summer in the low-maintenance backyard featuring a lower deck with a second gas line, designated hot tub space, and fire pit area. Underground irrigation in the front yard ensures convenient and efficient watering. Perfectly situated on a quiet street, this home is within walking distance to multiple green spaces, schools, the off-leash dog park, the lake, and clubhouse amenities. A rare opportunity in a sought-after location. Don't miss it!