



**GRASSROOTS**

REALTY GROUP

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**115 Auburn Glen Way SE  
Calgary, Alberta**

**MLS # A2292461**



**\$727,800**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,264 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>	No Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** TV & bracket in living room (as is) Primary bedroom set (as is)

Start spring in your new Dream Home in the family friendly lake community of Auburn Bay, where year-round recreation and an exceptional lifestyle await. This beautiful home welcomes you with rich hardwood floors and large windows streaming in natural light, creating a warm and inviting atmosphere. The living room, complete with a cozy gas fireplace, is perfect for relaxing evenings, while the dining room with a patio door creates a seamless flow to the backyard, ideal for both indoor gatherings and outdoor entertaining as the warmer weather arrives. The gourmet kitchen is designed to be both beautiful and practical, featuring granite countertops, stainless steel appliances, abundant cabinetry and prep space, and a walk-in pantry—an inviting place to cook, gather, and stay connected with family and friends. A welcoming front entry makes a great first impression, while the mudroom offers a smart, everyday drop zone to keep things organized and out of sight. Upstairs offers a spacious bonus room perfect for family movie nights, along with a dedicated office area for work or study. The primary suite is a true retreat, offering plenty of space for a king-sized bed, along with a spa-inspired 5-piece ensuite featuring a relaxing soaker tub and a walk-in closet. Two additional generously sized bedrooms provide the perfect setup for a growing family, while a well-appointed 4-piece bathroom and the convenience of upper-floor laundry complete this level. The unfinished basement, with two egress windows and strategically located rough-in plumbing offers excellent potential for future development and is ready for your personal touch. This home is move-in ready and thoughtfully updated, including a brand new furnace (February 2026), newer washer and dryer and hot water tank (2023), and central air conditioning (2022) to keep you cool and comfortable

all summer long. Step outside to enjoy the private backyard, where a lovely deck sets the stage for summer BBQs and there's plenty of room for kids to play. A double attached garage provides ample parking and storage. Ideally located just a short walk to schools and Auburn Bay Lake, with easy access to shopping, amenities, and Stoney Trail, this home offers the perfect blend of comfort, community, and convenience