



**144 Auburn Glen Close SE
Calgary, Alberta**

MLS # A2299217



\$709,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,901 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Front Yard, Interior Lot, Irregular Lot, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Wired for Data

Inclusions: TV mount in living room and HDMI wires.

Welcome to Auburn Bay, one of Calgary's most sought-after lake communities, where lifestyle and comfort come together in this beautifully maintained detached home offering 1,909.10 sq ft of thoughtfully designed living space. Featuring 3 spacious bedrooms, 2.5 bathrooms, and an unfinished basement with a bathroom rough-in, this home offers the perfect blend of move-in-ready comfort and future potential. The heart of the home is the stunning kitchen, complete with a gas range, oversized centre island, and an oversized pantry, making it ideal for everyday living and effortless entertaining. The bright and open main floor flows seamlessly into the dining and living areas, creating an inviting space for family gatherings. Upstairs, you'll love the second-floor office, perfect for working from home, studying, or creating a dedicated family workspace. The huge primary retreat is a true standout, featuring a luxurious ensuite with dual sinks and plenty of room to unwind at the end of the day. Step outside to enjoy the oversized, fully landscaped and fenced backyard, complete with a deck that's perfect for summer BBQs, morning coffee, or relaxing evenings outdoors. The double attached garage is insulated and features high ceilings, offering exceptional storage options for seasonal gear, shelving, and all your lake-life essentials. Located in the amenity-rich community of Auburn Bay with year-round lake access, this home offers an unbeatable lifestyle close to parks, schools, shopping, restaurants, Seton amenities, and major roadways. A fantastic opportunity to own a spacious family home in one of southeast Calgary's premier neighbourhoods.