



**54 Auburn Glen Place SE  
Calgary, Alberta**

**MLS # A2302571**



**\$875,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,373 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Wine Fridge, Basement TV + Bracket, Garage TV + Bracket, Bonus Room TV Bracket (Only), Basement Office Shelving, Garage Heater, Garage Opener + 2 Remotes

Situated on a quiet, kid-friendly cul-de-sac, this immaculate home offers over 3,200 square feet of beautifully developed living space. The "showhome-quality" main floor features an open-concept layout with newer LVP flooring and a gourmet chef's kitchen boasting granite countertops, new backsplash, a gas range, and a central island. This space flows seamlessly into the dining area and a living room centered around a cozy gas fireplace- all enhanced by an integrated built-in speaker system, perfect for setting the mood while entertaining. The upper level is designed for relaxation, featuring a spacious bonus room ideal for movie nights. The primary suite serves as a true retreat with a spa-like five-piece ensuite and a large walk-in closet, complemented by two additional oversized bedrooms and a functional laundry room with custom shelving. For even more versatility, the fully finished basement provides a fourth bedroom, a full bathroom, a large recreation room, and a private den/ office. Outside, your professionally landscaped backyard oasis awaits, complete with a new expansive deck, a custom wood privacy screen, and a cozy fire pit. Located just minutes from Auburn Bay Lake, Westman Village, and the amenities of Seton, this home offers an unbeatable lifestyle in a premier lake community. Don't miss out—schedule your private viewing today.