



GRASSROOTS

REALTY GROUP

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103 Auburn Glen Way SE
Calgary, Alberta

MLS # A2306768



\$869,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,251 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Gem Stone Lights, Garage Heater, Bedroom Shelves(5), Surround Sound Speakers (4), Fire Pit, Garage Storage Shelves (4), Shed, Bike Racks (2)

Welcome to 103 Auburn Glen Way SE- a refined residence with over 3086 square feet, in the heart of Auburn Bay where elevated design meets everyday comfort in one of southeast Calgary's most sought-after lake communities. From the moment you arrive, the home makes a lasting impression with elegant GEMSTONE exterior lighting surrounding the property that enhances both curb appeal and ambiance throughout the seasons. Inside, the thoughtfully curated interior reveals a sophisticated, open-concept layout designed for modern living and effortless entertaining. At the heart of the home, the chef-inspired kitchen is beautifully appointed with updated CABINETRY and pulls, high end BOSCH appliances, and refined finishes that combine style with functionality, creating a space that is as practical as it is visually striking. Throughout the home, fully customized storage solutions by CALIFORNIA CLOSETS elevate organization. From the meticulously designed closets to the CUSTOM DESIGNED OFFICE area, each space offers tailored efficiency and timeless appeal. The laundry room, also designed by California Closets, has been transformed into a polished and highly functional environment that enhances daily living with built in shelving units, laundry hampers and drying racks. The home continues to impress with a thoughtfully designed upper level tailored for comfort and privacy. The primary bedroom serves as a spacious and serene retreat, complete with a CUSTOM WALK-IN CLOSET and a beautifully appointed ensuite that offers a spa-like experience. This level also features a welcoming family room, ideal for relaxing or gathering, along with additional well-sized bedrooms that provide flexibility for family, guests, or personalized spaces. The fully developed basement extends the home's living space with exceptional versatility,

featuring an additional bedroom and a beautifully finished bathroom, ideal for guests or extended family. A stylish WET BAR adds a touch of convenience for entertaining, while the ELECTRIC FIREPLACE provides the perfect setting for movie nights, relaxation, or gathering with friends. The outdoor space is equally impressive, featuring a professionally designed backyard complete with a FIRE PIT that creates the perfect setting for relaxing evenings or entertaining guests. An IRRIGATION SYSTEM ensures the landscaping remains lush and beautifully maintained with ease and the low maintenance COMPOSITE DECKING, complete with integrated lighting which is perfect for relaxing and enjoying those summer nights. Additional highlights include a fully FINISHED double car garage with durable EPOXY flooring and a garage HEATER. The professional installed overhead storage maximizes the space for all your seasonal items. This home presents a rare opportunity to experience thoughtfully designed luxury living in a vibrant, amenity-rich community. Don't miss your chance on this rare opportunity in Auburn Bay - book your private showing with your favorite realtor today!