



GRASSROOTS
REALTY GROUP

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44 Auburn Glen Close SE
Calgary, Alberta

MLS # A2310643



\$749,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,109 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Dog Run Fenced In, Few		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Pergola and Gazebo Optional		

OPEN HOUSE SUNDAY MAY 17TH 1:00 PM TILL 3:00 PM Location, Location and Location. You'll love the balance between lifestyle, privacy, and an abundance of natural light. The property backs directly onto a beautiful green space with walking paths, creating an open and peaceful atmosphere while being connected to the city. Major routes are extremely convenient including: Stoney Trail, 52nd Street, and Deerfoot Trail. Living in Auburn Bay you'll enjoy all and every amenity of Mahogany and Seton at your finger tip. The biggest of them all is the South Health Campus and YMCA Sportsplex. The year-round lake access is something truly special. From swimming, paddle boarding, and kayaking in the summer to skating and ice fishing in the winter, it completes the lifestyle you deserve. There is also quick access to bike paths, green spaces, and dog parks. For families, the location is extremely convenient to Lakeshore School, Auburn Bay School, and Prince of Peace School all within walking distance. The backyard will be one of your favorite parts of the home featuring a large deck, pergola, gazebo, outdoor fire pit, and seating area designed for relaxing and entertaining, especially cause you back onto green space. The Sunny West back yard features an outdoor kitchen and grilling area, dining room under the stars and you can relax with beverages as the sun sets. The full day of sunlight makes the back yard ideal for gardening, flowers, herbs, or simply enjoying the outdoors. The residence includes front and rear yard misting systems with four mature apple trees that produce fruit. Inside this modern and bright residence you'll enjoy the plethora of large windows. The kitchen features premium GE Café appliances, gas range with double ovens to discover your passion for cuisine. The main floor offers an executive 11 foot island with great room concept. There is a

main floor office/den that could be used as a small bedroom. The livingroom is great to cozy up to watch movies with a liner fireplace. There is and 8" x 8' patio door that blends the indoors and outdoors in a flowing design. Upstairs you'll find three well appointed bedrooms with a large central bonus room. There is also a double computer station beside the 4 piece bathroom. The Primary Bedroom offers a charcoal feature wall and offers mountain top views to the west. It features a functional walkin closet, dual sinks with granite counters and a walkin shower with seat. The basement is ready for your design ideas and is completely open with a roughed in four piece bath. So, what are you waiting for? Come and start living the life you deserve in Auburn Bay.