



**60 Auburn Glen Green SE  
Calgary, Alberta**

**MLS # A2315672**



**\$689,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,130 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>	Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, 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, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Basement Fridge, Fire Pit and Garage Heater

Rarely do opportunities like this come available in Auburn Bay. Perfectly positioned on a quiet street and offering the convenience of single-level living with just under 2,200 sqft of livable space, this fully finished WALKOUT bungalow is ideal for downsizers, empty nesters, professionals, or anyone looking to enjoy a more relaxed lifestyle without sacrificing space or location. Step inside to discover a bright and welcoming main floor designed for everyday comfort. The open-concept layout creates an effortless flow between the kitchen, dining, and living areas, while large windows fill the home with natural light. The spacious primary retreat offers a peaceful place to unwind, complete with a walk-in closet and private 4 pc ensuite. A second bedroom and 2 pc bathroom complete the main floor. The fully finished walkout basement extends your living space with additional room for guests, hobbies, entertaining, or a home office, offering the flexibility today's buyers are looking for. Whether you're hosting family visits or simply enjoying extra room to spread out, this lower level delivers exceptional functionality. Features to note include a wet bar, heated garage, freshly painted walls, new Hunter Douglas remote controlled blinds, multiple exterior gas lines and a new upper and lower deck. Outside, enjoy a low-maintenance lifestyle with multiple outdoor living spaces and the benefits of one of Calgary's most sought-after lake communities. Auburn Bay residents enjoy year-round lake access, walking pathways, parks, recreation, shopping, restaurants, South Health Campus, and convenient access to major routes. Bungalows in Auburn Bay are a rare find, especially with a fully finished walkout basement. Move in and enjoy the home today while adding your own personal touches over time in a community you'll love for years to come.