



**257 Auburn Glen Manor SE
Calgary, Alberta**

MLS # A2318683



\$749,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,270 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: All Appliances x 2, Garage Control - 1, TV Mount in the Kitchen

Welcome to this beautifully maintained walkout bungalow, proudly offered by its original owner & ideally situated in one of Auburn Bay's most desirable locations. Backing directly onto a serene pond, wetlands & park space, this exceptional home offers breathtaking views, outstanding privacy & a peaceful setting rarely found in the city. Offering over 2,500 sq. ft. of developed living space, the home was cared for in every detail, creating a warm & inviting space you'll feel the moment you walk in. The spacious main level features soaring vaulted ceilings & an open-concept layout. It welcomes you with a bright living room, cozy fireplace, functional kitchen & a spacious dining area; perfect for everyday living & entertaining. The master bedroom is a true retreat, complete with skylights, an ensuite & stunning views of the natural surroundings. A formal dining area/flex room offers additional flexibility to meet your family's needs. The fully developed walkout basement significantly expands the living space. It includes two additional bedrooms, a flex room ideal for a home office or gym & a thoughtfully designed illegal suite with its own living area & kitchen. The elegant 4-piece bathroom comes with a steam shower & a heated floor. Whether you're accommodating extended family, guests, or seeking a valuable mortgage helper, this lower-level setup offers an incredible opportunity. Step outside to a breathtaking backyard. Perfectly positioned to embrace the beauty of the pond & wetlands, the backyard features a charming gazebo where you can relax & enjoy the peaceful setting. Thoughtfully placed custom wood accents & decorative features add charm & warmth to the outdoor space. Located in the highly sought-after lake community of Auburn Bay, residents enjoy year-round lake access, parks, schools, shopping, restaurants, recreation facilities, & excellent access to major roadways.

Don't miss a rare opportunity to own this beautiful walkout bungalow with income potential & spectacular views in one of Calgary's premier lake communities. Call today to view!