



GRASSROOTS

REALTY GROUP

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**110 Auburn Glen Circle SE
Calgary, Alberta**

MLS # A2323850



\$849,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,085 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Underground Sprinklers, Yard Lights		

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

Features: Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub

Inclusions: Shed, Hot tub, Gazebo on deck, TV Mounts, Wood work Bench in Garage, Ceiling storage racks in Garage, Garage Heater, Gemstone lights

Some homes check boxes. This one raises the bar for how comfortable, functional, and well-finished everyday living can feel. From the heated garage, step into the brand-new mudroom, where built-in cabinetry and stone counters create a polished, practical entry. From there, the walk-through pantry leads naturally into a kitchen designed for real cooking, with a gas cooktop, built-in oven and microwave/convection combo, stainless appliances, a huge island, and solid stained maple cabinetry throughout. Warm wood flooring carries across the main floor into a comfortable living area with fireplace and a bright dining space that opens toward the backyard. Upstairs, engineered hardwood continues throughout the upper level, where two well-sized bedrooms — one with a walk-in closet — share a full 4-piece bath. A dedicated laundry room with folding counter and hanging racks gives everyday chores a proper place, keeping the upper floor as functional as it is comfortable. Then there is the primary suite. The 6-piece ensuite is genuinely spectacular, with a freestanding soaker tub, walk-in tiled shower, his-and-her sinks, a makeup vanity, and a custom-built walk-in closet. Oh — and a coffee station with its own beverage fridge. Because starting your morning here, coffee in hand before the house wakes up, is exactly as good as it sounds. The finished basement offers a large rec room with fireplace, a dry bar, a flex room with full-wall mirrors and built-in Murphy bed, plus a full 4-piece bathroom. Whether used for movie nights, guests, a home gym, or extra living space, the lower level is set up to adapt. The garage is just as impressive: heated, drywalled, finished with epoxy floors, and complete with a hot and cold-water sink. Outside, the cedar deck with pergola, stone firepit, private hot tub area, and underground sprinklers create

a backyard that feels like a true retreat. Fully grown trees add a rare sense of privacy, shade, and calm, giving the outdoor space an established, tucked-away feel that is hard to replicate. With Gemstone exterior lighting, A/C, hot water on demand, and a matching attached shed, the property has clearly been cared for at every level. Located in Auburn Bay, close to three schools, the lake, South Health Campus, and nearby amenities, this is a carefully upgraded, thoughtfully maintained property where comfort, function, and everyday convenience come together. It is the kind of place where the details matter — and here, they have already been taken care of.