



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

117 Auburn Glen Drive SE
Calgary, Alberta

MLS # A2326757



\$850,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Steam Room, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Cameras and Sensors, Yale Keypad, Camera Doorbell, TV Mounts, Garage Heater, Trash Compactor, Garage Refrigerator (as is), Basement affixed gym		

Welcome to this exceptional four-bedroom, three-and-a-half-bathroom home, perfectly positioned on a quiet street in one of Auburn Bay's most desirable enclaves. This incredible step-up home offers an outstanding blend of elegant design, premium finishes, a professionally finished basement, and an amazing west-facing lot—creating the perfect setting for family living and entertaining. The bright, open-concept main floor is thoughtfully designed with beautiful hardwood flooring, a stunning stone-surround gas fireplace, and an expansive dining area that flows seamlessly into the heart of the home. The chef-inspired kitchen is sure to impress with quartz countertops, a massive island, peninsula breakfast bar, abundant cabinetry, pantry with built-in storage, and premium KitchenAid stainless steel appliances, including an oversized gas range, microwave/oven combination with warming drawer, dishwasher with trash compactor, and refrigerator. Upstairs you'll find a spacious bonus room with a custom entertainment feature wall, upper-floor laundry, an office nook, and three generous bedrooms. The oversized primary retreat offers a luxurious five-piece ensuite with a soaker tub, oversized shower, double vanity, and walk-in closet with custom built-ins. The professionally finished basement extends the living space with a large recreation room featuring a custom entertainment wall with electric fireplace, wet bar with bar fridge, fourth bedroom, and an exceptional spa-inspired bathroom complete with a custom steam shower. Kids will love the built-in jungle gym, creating a fun and unique space the whole family can enjoy. Step outside to your private west-facing backyard oasis, beautifully designed for low-maintenance living with a composite deck, glass railings with privacy glass, putting green, concrete patio, and fire pit area—an ideal space to

relax or entertain from afternoon through sunset. Additional highlights include central air conditioning, a heated double attached garage with high ceilings and extensive built-in storage, central vacuum system, Yale smart lock, Ring doorbell camera, Telus Smart Security system, knockdown ceilings, and pot lighting throughout. Enjoy Auburn Bay's renowned four-season lifestyle with year-round lake access, beaches, skating, parks, pathways, excellent schools, shopping, restaurants, South Health Campus, and Seton amenities just minutes away. This is an exceptional opportunity to own a beautifully upgraded, move-in-ready family home in one of Calgary's premier lake communities.