



GRASSROOTS
REALTY GROUP

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256 Auburn Glen Close SE
Calgary, Alberta

MLS # A2336466



\$590,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

****Welcome to Auburn Bay!**** This inviting home offers a fantastic opportunity to live in one of Calgary's sought-after lake communities. The main floor features ****9-foot ceilings****, creating a bright and spacious feel throughout the living areas. A ****single attached garage**** provides convenient parking and additional storage. Upstairs, you'll find ****three comfortable bedrooms****, including a well-appointed primary bedroom, offering plenty of space for family, guests, or a home office. The ****unfinished basement**** is a blank canvas ready for your ideas—create a home gym, recreation room, office, additional bedroom, or the perfect space for your future plans. Located in the vibrant lake community of ****Auburn Bay****, residents enjoy access to a wide range of amenities and year-round lake activities. With a functional layout, 9-foot main-floor ceilings, attached garage, and room to grow, this home is ready for you to make it your own.