

# \$809,900 - 141 Auburn Glen Manor Se, Calgary

MLS® #A2218638

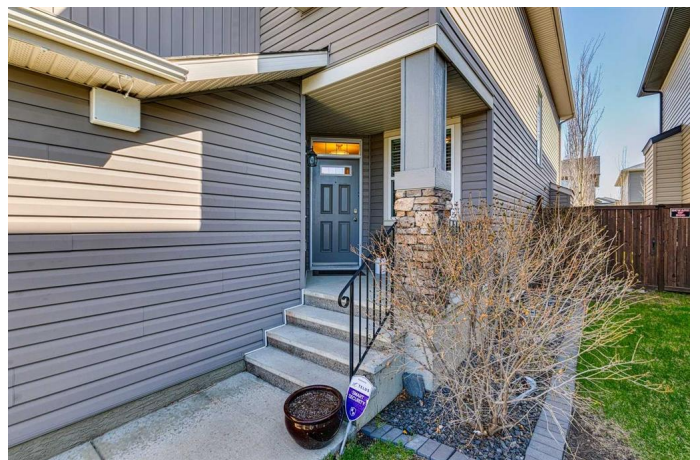
**\$809,900**

4 Bedroom, 4.00 Bathroom, 2,072 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Here's an opportunity not to be missed! Located in Auburn Bay, one of the premiere lake communities in the city, this 4 bdrm + 3.5 bath home with over 2,980 sq ft of developed space has plenty to offer & will fit perfectly with your busy lifestyle! Walking in, the foyer offers a nice transition to the rest of the main floor; with an all important office/den being the first thing you notice before opening up to the majestic living room with a full 2 storey tall ceiling height & a gas fireplace with a dramatic full height stone surround serving as a focal point. Seamlessly connected nearby, the dining area & spacious kitchen is ready for any occasion being well equipped with plenty of updated white shaker cabinetry, granite countertops (also in the bathrooms), stainless appliances (including brand new dishwasher & fridge), a very practical walkthrough pantry (connected to the mudroom), & a lovely central island with built-in breakfast bar. Stepping outside, the aggregate patio provides ample room for outdoor furniture & a BBQ (w/ gas hook up) – all perfect for quality family time & entertaining guests alike when paired with the useable East facing fully fenced backyard. Back inside, a half bath & a conveniently located laundry room/mudroom finish things off on the main floor. As the perfect retreat, the 2nd floor offers a 4-pc full bathroom, 2 well-sized bedrooms, & an inviting master suite ready to pamper with a 5-pc ensuite bath (separate shower & bathtub, dual vanities) & a walk-in closet. Optimizing the space further,



the generous bonus room on the opposite end offers the perfect spot for work or play. Downstairs, the versatile developed basement reveals a 4th bedroom along with an extra 4-pc full bathroom, extra storage space, wet bar, & a rec area that is ready for movie time, being a gym, or your other hobbies! Notable features include; central AC, hardwood flooring & tall 9'™ ceilings throughout the main floor, \$26k worth of solar panels generating \$3600 of annual cost savings, new hot water tank, & fresh paint in main living areas. Beyond the home, this very family-friendly community will spoil you with year-round activities such as lake/clubhouse access, tennis courts, beach, picnic shelter, sledding hill, gym, skating, family events, & splash park just to name a few! Being steps away from playgrounds/green space, walking paths, & schools, while having quick access to shopping, amenities, South Health Campus, YMCA rec centre (largest in the world), & major roadways (Deerfoot Tr & Stoney Tr) ensure you are always well connected. With so much to offer inside & out, this well balanced home is ready for you today!

Built in 2009

### **Essential Information**

MLS® #	A2218638
Price	\$809,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,072
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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## Community Information

Address	141 Auburn Glen Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0L3

## Amenities

Amenities	Clubhouse, Other, Park, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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