

**164 Auburn Glen Close SE**  
**Calgary, Alberta**

**MLS # A2184368**



**\$664,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,619 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** shed, 4 TV brackets

Welcome home to this perfectly located close to all of the areas amenities and so much more! As you enter this home you will love the color scheme , laminate flooring and the open floor plan! The kitchen is the focal point of the main floor and has plenty of cabinet and counter space, quartz countertops, stainless steel appliances, upgraded lighting, tiled backsplash and tons of natural light. Beside the kitchen is a generous sized dining area and the living room with lots of room for your sectional couch and boasting feature walls. The main floor is finished off with a half bath. As you head upstairs you will love the central bonus room area, upper laundry (also a washer and dryer in the basement as well), the Primary bedroom currently being used as an office because the seller needed the extra space but there is plenty of room for your bed, furniture, there is a full ensuite bathroom and the walk in closet is a great size! Head down the hallway and you will find the other 2 bedrooms, laundry and a full bathroom for the kids and guests! The basement is also finished in this home and has an awesome rec room area with a potential bar area, a half bathroom and then there is a ton of storage and a workspace as well as the second laundry area! The other features to appreciate here would be the central A/C, attached garage, prime location within the community, tankless hot water, upgraded quartz counters in the kitchen and all bathrooms, loads of storage and a short walk to the Mahogany shops on 52nd St, the off leash dog park and the Amenities in the area feature the hospital, year round lake, YMCA, theatre, major roadways, pubs, restaurants and so many shopping options! Come and have a look!