

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

MLS # A2185715



\$849,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,286 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, In Gara		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Garden, Low Maintena		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), WaterSense Fixture(s)		
Inclusions:	Garage Heater		

Nestled in one of Calgary's most sought-after lake communities of Auburn Bay, this extraordinary 2 storey home offers over 3,140 sq ft of unbeatable living space. This 4 Bedroom, 3.5 Bathroom home has all the bells & whistles! Sitting on a massive corner lot, this home is bathed in natural light and offers ample parking for visitors. The exterior features impressive Gemstone lighting enhancing curb appeal. The tree-lined backyard transforms into a private oasis during the warmer months, creating a natural privacy wall. An entertainer's dream with a deck, concrete patio, and lush landscaping. Inside, the main floor features soaring 9 ft. ceilings, grand 8 ft. doors, LVP flooring and architectural arches throughout, creating an open and inviting ambiance. At the heart of the home is the stunning kitchen, featuring a large central island, quartz countertops, shaker-style full ceiling-height cabinets, and a full set of stainless steel appliances including a gas stove. The kitchen overlooks the living room with a cozy gas fireplace and is filled with natural light from numerous windows. A dream walkthrough pantry & mudroom is directly accessible from the garage & kitchen, adding practicality, while french doors open to a bright office near the front door. The dining room is complemented by sliding glass doors to a tiered deck. Moving to the upper level you'll find the sleeping quarters. Highlights include vaulted ceilings in the large bonus room, upper-level laundry room, conveniently connected to the oversized master walk-in closet, and 3 generously sized bedrooms including the primary bedroom & 4 pc ensuite. Finishing off the upper floor is an additional 4 pc bathroom complete with a soaker tub & linen closet. The fully finished basement continues with 9-ft. ceilings and includes an in-law suite, perfect for guests or extended family. Offering a kitchenette, massive rec room, a

bedroom with huge walk in closet & impressive ensuite, your guests will feel right at home. Smart-home features abound, including a Nest thermostat, FLO Watersense system, myQ smart garage and a fully wired surround sound speaker system. The oversized finished attached dbl. garage is equally impressive, with epoxy floors, fully insulated, commercial-grade lighting, gas heater, a new overhead door, and 220V wiring for an EV charger. Living in Auburn Bay offers year-round lake access, where winters are perfect for skating on Zamboni-maintained paths & rinks, and summers are filled with enjoyment swimming in the lake and splashing around at the water park. Located on a quiet family friendly street tucked just steps away from established schools (CBE & Cath. both elementary & middle). Easy access to Stoney Tr., Deerfoot Tr. & an abundance of local amenities including endless pathway systems, North America's largest YMCA, and South Health Hospital. Not only do we promise you'll never want to leave, we also promise you'll never need to leave!! Don't miss your chance to call this one HOME!