

# \$810,000 - 224 Auburn Glen Drive Se, Calgary

MLS® #A2217240

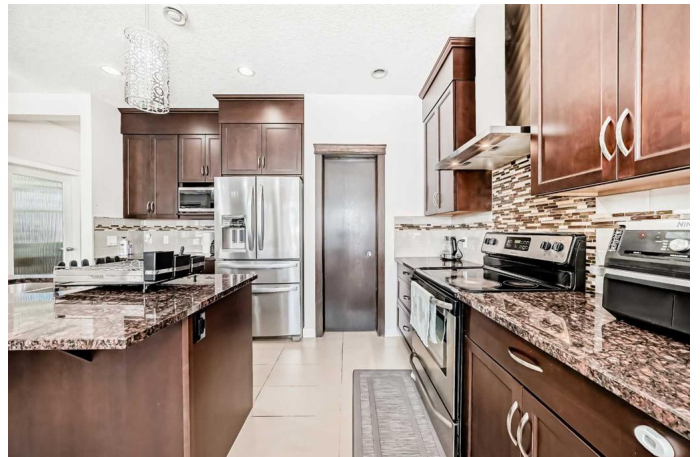
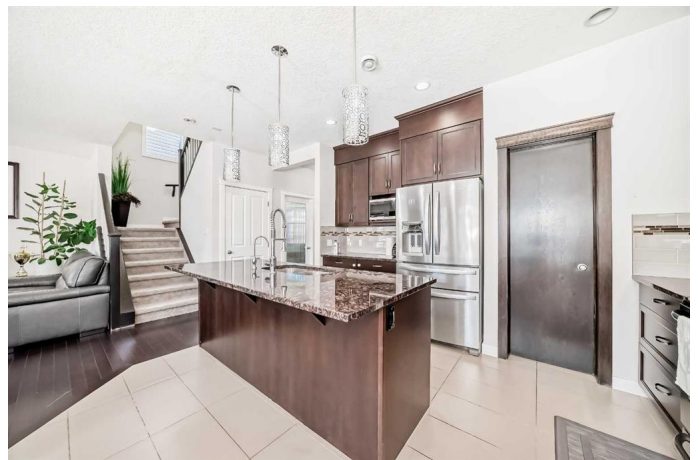
**\$810,000**

3 Bedroom, 3.00 Bathroom, 2,182 sqft

Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

Welcome of AUBURN BAY one of the most sought-LAKE COMMUNITY. This home offers more than just a place to live, Nealy 2200 SQUAR FEET of LIVING SPACE. a gateway to a vibrant family lifestyle. Close to top-rated schools, lush parks, and all the amenities you need, Auburn Bay is renowned for its expansive greenspaces, tight-knit community, and exclusive LAKE ACCESSâ€”perfect for creating lasting family memories. Step into a welcoming foyer that leads to a beautifully designed living room, where a cozy GAS FIREPLACE sets the stage for relaxing evenings. The centerpiece of the kitchen is the oversized GRANITE ISLAND, Stainless steel appliances and large pantry. The breakfast bar provides a casual spot for family & friends to gather, 2 pcs bathroom , DEN provides productive workspace, or a creative studio complete the main floor. Total of 3 Spacious bedrooms including 4 pcs common bathroom upstairs, the master bedrooms have a 5pcs ensuite with walk in closet, Large BONUS ROOM lead to the BALCONY offers the perfect blend of comfort versatility. The OVERSIZE SOUTH FACING backyard is fully fenced with Composite DECK and PATIO great for BBQs including a large SHED for storage. this home also has a CENTRAL VACUUM , Gemstone LIGHTS and water softener. The Sprinkler System



Maintains the lawn and garden effortlessly.  
This home also has CENTRAL AIR  
CONDITIONING to keep you cool and  
comfortable in the summer months .

Built in 2012

### **Essential Information**

MLS® #	A2217240
Price	\$810,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,182
Acres	0.11
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	224 Auburn Glen Drive Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1P4

### **Amenities**

Amenities	Beach Access, Picnic Area, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Lighting, Private Entrance
Lot Description	Back Yard
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	11
Zoning	R-G
HOA Fees	508
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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