225 AUBURN GLEN Manor, Calgary T2M 0L2

MLS®#:	**A2157607**	Area:	**Auburn Bay**	Listing Date:	**08/14/24**	List Price:	**$958,000**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information
Prop Type:	**Residential**
Sub Type:	**Detached**
City/Town:	**Calgary**
Year Built:	**2010**

Finished Floor Area
Abv Sqft:	**2,457**
Low Sqft:	
Ttl Sqft:	**2,457**

Lot Information
Lot Sz Ar:	**4,208 sqft**
Lot Shape:	

DOM
35

Layout
Beds:	**4 (3 1)**
Baths:	**3.5 (3 1)**
Style:	**2 Storey**

Parking
Ttl Park:	**4**
Garage Sz:	**2**

Access:	
Lot Feat:	**Backs on to Park/Green Space,Low Maintenance Landscape,Irregular Lot**
Park Feat:	**Double Garage Attached**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	**Stone,Vinyl Siding,Wood Frame**
Heating:	**Forced Air**	Flooring:	**Carpet,Tile,Vinyl Plank**
Sewer:		Water Source:	
Ext Feat:	**Balcony,BBQ gas line,Fire Pit**	Fnd/Bsmt:	**Poured Concrete**

Kitchen Appl:	**Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Trash Compactor,Washer,Wine Refrigerator**
Int Feat:	**Bar,Built-in Features,Central Vacuum,Closet Organizers,Kitchen Island,Pantry,Stone Counters,Storage,Tankless Hot Water**
Utilities:	

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	**Main**	**5`0" x 4`10"**	**Dining Room**	**Main**	**12`9" x 11`1"**
Foyer	**Main**	**10`0" x 9`2"**	**Kitchen**	**Main**	**12`9" x 15`0"**
Living Room	**Main**	**14`2" x 18`3"**	**Mud Room**	**Main**	**10`6" x 7`2"**
Pantry	**Main**	**7`4" x 4`10"**	**4pc Bathroom**	**Second**	**9`0" x 4`11"**
5pc Ensuite bath	**Second**	**12`3" x 10`3"**	**Bedroom - Primary**	**Second**	**13`11" x 14`9"**
Bedroom	**Second**	**12`11" x 10`3"**	**Bedroom**	**Second**	**11`4" x 12`0"**
Flex Space	**Second**	**26`11" x 21`9"**	**Laundry**	**Second**	**9`9" x 5`8"**

4pc Bathroom	Basement	12`0" x 5`6"	Bedroom	Basement	9`2" x 10`0"
Kitchenette	Basement	7`8" x 7`2"	Game Room	Basement	25`7" x 17`8"
Storage	Basement	13`2" x 12`3"	Furnace/Utility Room	Basement	7`8" x 6`9"

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		**R-1N**	
Legal Desc:	**0811736**		

Remarks

Pub Rmks:
Welcome to your dream home in the highly sought-after lake community of Auburn Bay! This beautifully designed 4-bedroom, 3.5-bathroom property offers over 3,400 square feet of developed luxury living space, seamlessly blending elegance, comfort, and convenience. The main floor updated with new flooring in 2019, features a recently upgraded kitchen with high-end appliances, flowing into a spacious living and dining area that showcases stunning views of the greenspace. Upstairs, you'll find two generously sized bedrooms, a spacious primary suite with two walk-in closets, a double vanity ensuite with heated floors, and a conveniently located laundry room. This level also boasts a bonus room and additional flex space, perfect for a home office or playroom. The fully developed walkout basement expands your living options, offering a cozy bar, an additional bedroom and bathroom, ample storage, and another versatile flex space ideal for a media room or home gym. Step outside to your west facing professionally landscaped, low-maintenance backyard, where a gas line fire pit and additional entertaining area provides the perfect setting for cozy evenings. The main floor balcony is also equipped with a gas BBQ hookup, overlooks a peaceful pond and quiet green space. This home is ideally positioned close to top-rated schools and a neighborhood park, making it perfect for families. As a resident of Auburn Bay, you'll also enjoy access to the private lake, offering year-round recreational activities like swimming, skating and more. With triple-pane windows, 9-foot ceilings, air conditioning, tankless hot water heater and breathtaking views, this home embodies the best of Auburn Bay living. Don't miss out on this incredible opportunity! Call or text to book your showing today!

Inclusions:
Round Patio Set - Table, Chairs, Umbrella

Property Listed By:
RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123