



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 AUBURN GLEN Green, Calgary T3M 0M7**

MLS®#: **A2170025**

Area: **Auburn Bay**

Listing Date: **10/02/24**

List Price: **\$809,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 18-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,138**

Low Sqft:

Ttl Sqft: **2,138**

Lot Information

Lot Sz Ar: **4,337 sqft**

Lot Shape:

DOM

**20**

Layout

Beds: **4 (3 1 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Landscaped,Rectangular Lot**

Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>6`3" x 5`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 8`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`11" x 15`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`6" x 13`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 9`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Flex Space</b>	<b>Main</b>	<b>8`11" x 8`11"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`1" x 4`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 10`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>8`7" x 7`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>12`11" x 10`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`11" x 9`10"</b>

4pc Bathroom  
Family Room  
Flex Space

Upper  
Basement  
Basement

8`7" x 4`11"  
25`10" x 12`7"  
9`2" x 6`11"

Bonus Room  
Bedroom  
Storage

Legal/Tax/Financial

Upper  
Basement  
Basement

18`11" x 12`9"  
13`2" x 13`2"  
13`2" x 12`4"

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-G

0812102

Remarks

Pub Rmks:

**The Perfect Family Home in a Welcoming, Family-Friendly Lake Community! This thoughtfully designed family home with gemstone exterior lighting is located on a quiet, kid-friendly street in a sought-after lake community. Just a block away from one school and within easy walking distance to two more, this home is perfect for families looking to settle in a community known for its excellent educational options and family-focused amenities. Featuring four spacious bedrooms and 2.5 baths, this fully finished home provides ample room for your growing family. Plus, with roughed-in plumbing for a future full bathroom in the lower level, there's even more potential to customize the space as your family's needs evolve. On the upper floor, you'll find three generous bedrooms and a versatile bonus room, perfect for family movie nights, a play area for kids, or even a quiet reading nook. Its open layout provides flexibility to adapt as your family's needs change, offering a great space for creativity, relaxation, or homework time. The heart of the home is the open-concept main floor, where 9ft ceilings and a gas fireplace create a warm and inviting atmosphere. The bright, modern white kitchen is perfect for family gatherings, featuring a large island, premium Bosch fridge and dishwasher, and plenty of workspace. The kitchen flows seamlessly into the dining and living areas, making it the ideal spot for entertaining or everyday family meals. Additionally, a versatile front flex room can easily serve as a home office, playroom, or cozy sitting area. The finished lower level includes a fourth bedroom, along with a large recreation room/games area—perfect for movie nights, playdates, or teen hangouts. The fully landscaped yard, complete with a deck and fence, offers a sunny, south-facing outdoor space for family BBQs and outdoor fun. Located in a vibrant lake community, this home provides access to tremendous amenities, including parks, shops, and services, all within easy reach. With its quiet street, proximity to schools, and welcoming community atmosphere, this is the family home you've been waiting for!**

Inclusions:  
Property Listed By:

None  
RE/MAX Realty Professionals

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













