



THE
A-TEAM

**RE/MAX
FIRST**

99 AUBURN GLEN Green, Calgary T3M 0M7

MLS®#: **A2170025** Area: **Auburn Bay** Listing **10/02/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 26-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2010** Abv Sqft: **2,138**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,337 sqft** Ttl Sqft: **2,138**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Few Trees,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Insulated**

DOM

62
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Linoleum**
 Sewer: **Other** Water Source:
 Ext Feat: **Other** 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

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`3" x 5`3"	Flex Space	Main	8`11" x 8`11"
Kitchen	Main	13`9" x 8`6"	Pantry	Main	5`1" x 4`3"
Living Room	Main	16`11" x 15`0"	Dining Room	Main	12`8" x 10`0"
2pc Bathroom	Main	4`11" x 4`10"	Mud Room	Main	8`7" x 7`11"
Bedroom - Primary	Upper	14`6" x 13`2"	4pc Ensuite bath	Upper	12`11" x 10`5"
Bedroom	Upper	11`2" x 9`11"	Bedroom	Upper	10`11" x 9`10"
4pc Bathroom	Upper	8`7" x 4`11"	Bonus Room	Upper	18`11" x 12`9"

**Family Room
Flex Space**

**Basement
Basement**

**25`10" x 12`7"
9`2" x 6`11"**

**Bedroom
Storage**
Legal/Tax/Financial

**Basement
Basement**

**13`2" x 13`2"
13`2" x 12`4"**

Title:
Fee Simple
Legal Desc:

0812102

Zoning:
R-G

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











