

44 AUBURN GLEN Lane, Calgary T3M 0M8

Utilities:

MLS®#: A2170809 Area: **Auburn Bay** Listing 10/04/24 List Price: **\$869,900**

Status: **Active** None Association: Fort McMurray County: Calgary Change:

Date:

General Information

Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft: Ttl Saft:

4,025 sqft

Parking

2,406

2,406

DOM

110

Layout

Beds:

Baths:

Style:

Ttl Park: 4 2 Garage Sz:

4 (3 1)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Back Yard, Landscaped Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Central, Fireplace(s), Forced Air Concrete, Stone, Vinyl Siding, Wood Frame

Sewer: Flooring:

Ext Feat: Playground Carpet, Laminate, Tile

Water Source: Fnd/Bsmt: **Poured Concrete**

Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Humidifier, Microwave

Kitchen Appl: Int Feat: Breakfast Bar, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed

Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar

Room Information

Level Level Room Dimensions Room Dimensions **Living Room** Main 15`3" x 12`1" Kitchen Main 14`5" x 10`0" **Dinette** Main 12`11" x 9`0" Den Main 12`11" x 9`0" 16`5" x 13`10" 11`11" x 9`10" **Bedroom - Primary** Second Bedroom Second **Bedroom** Second 11`11" x 9`10" **Bonus Room** Second 18`10" x 12`4" Laundry Second 6`2" x 4`11" **Family Room** Basement 14`2" x 20`2" Other **Basement** 10`3" x 4`7" **Bedroom Basement** 12`4" x 8`11"

DenBasement13`2" x 6`6"5pc Ensuite bathSecond10`7" x 9`11"4pc BathroomSecond10`7" x 4`11"2pc BathroomMain6`2" x 4`11"4pc BathroomBasement9`9" x 4`11"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1N

Legal Desc: **0812102**

Remarks

Pub Rmks:

Experience luxury living in this completely rebuilt home located in the sought-after lake community of Auburn Bay. With high-end finishes throughout, this home features a chef's dream kitchen equipped with built-in stainless steel appliances. The main floor offers an open-to-above foyer, a den with French doors, a kitchen boasting abundant cabinetry and a spacious island with quartz countertops, a large living room with a cozy fireplace, and a nook adorned with a hand-crafted feature wall. Upstairs, the home includes a lavish primary suite with a feature wall, a spa-like ensuite, and a walk-in closet with organizers, along with two generously sized bedrooms and a substantial bonus room with built-in shelves. The fully finished basement provides a large recreational room with a wet bar, an additional bedroom, and a full bath. Don't miss the opportunity to own this gem!

Inclusions: N/

Property Listed By: Town Residential

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











