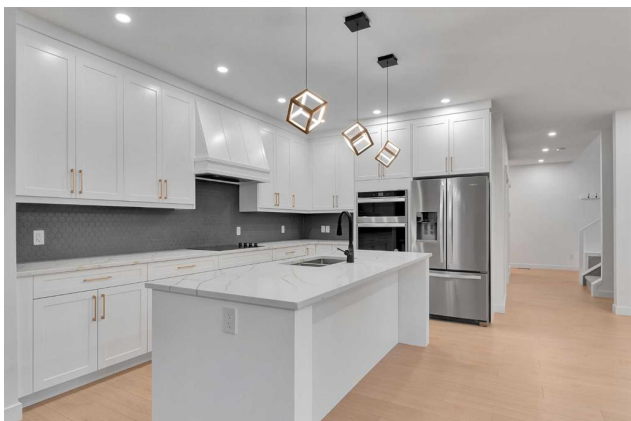




44 AUBURN GLEN Lane, Calgary T3M 0M8

MLS®#: **A2170809** Area: **Auburn Bay** Listing Date: **10/04/24** List Price: **\$869,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,025 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,406**
 Low Sqft:
 Ttl Sqft: **2,406**

DOM

50
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
 Heating: **Central,Fireplace(s),Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Ext Feat: **Playground** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Humidifier,Microwave**
 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**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	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"
Bedroom - Primary	Second	16`5" x 13`10"	Bedroom	Second	11`11" x 9`10"
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"

Den
4pc Bathroom
4pc Bathroom

Basement
Second
Basement

13`2" x 6`6"
10`7" x 4`11"
9`9" x 4`11"

5pc Ensuite bath
2pc Bathroom

Second
Main

10`7" x 9`11"
6`2" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0812102

Zoning:
R-1N

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/A**
Property Listed By: **Town Residential**

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



