



THE
A-TEAM

**RE/MAX
FIRST**

135 AUBURN GLEN Drive, Calgary T3M 0R3

MLS® #: **A2171573**

Area: **Auburn Bay**

Listing Date: **10/16/24**

List Price: **\$824,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 21-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,144 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached**

DOM

35
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Lighting,Private Yard,Storage**

Construction: **Composite Siding,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	
Mud Room	Main	
Kitchen	Main	15`6" x 11`10"
Nook	Main	8`0" x 11`10"
Bedroom - Primary	Second	15`9" x 13`0"
Walk-In Closet	Second	

Room	Level	Dimensions
2pc Bathroom	Main	
Office	Main	7`2" x 7`1"
Pantry	Main	
Living Room	Main	15`6" x 15`1"
5pc Ensuite bath	Second	
Bonus Room	Second	14`0" x 13`5"

3pc Bathroom
Bedroom

Second
Second

13`9" x 9`4"

Bedroom
Laundry
Legal/Tax/Financial

Second
Second

13`10" x 10`5"

Title:
Fee Simple
Legal Desc:

1112305

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to your dream home in Auburn Bay, where comfort meets style in one of Calgary's favorite lake communities! This beautifully designed 2-storey home is packed with everything you need for modern living. As you step inside, you'll love the bright and airy feel of the 9' ceilings and the open-concept layout, making it easy to entertain or simply relax. The kitchen is a true showstopper, featuring a large island with a breakfast bar, full-height cabinets, sleek quartz countertops, a built-in microwave, and a gas range under a stylish chimney hood fan. Plus, the walk-through pantry connecting the mudroom to the kitchen makes unloading groceries a breeze. The cozy living room, with a gas fireplace, is the perfect spot to curl up on chilly nights. There's even an office space on the main floor—ideal for those work-from-home days. Upstairs, you'll find a spacious bonus room, perfect for movie nights or game days. The second floor also has a convenient laundry room, a 3-piece main bath with quartz countertops, and two roomy secondary bedrooms. But the real star is the master suite—your personal retreat. It comes with a luxurious 5-piece ensuite, complete with double sinks, a soaker tub for relaxing, a glass-enclosed shower, and a massive walk-in closet that will make organizing a breeze. Step outside, and you'll find the perfect backyard setup for summer hangouts. A large rear deck, complete with a pergola and hot tub (yes, hot tub!), just waiting for you to enjoy. The yard is fully fenced and landscaped, featuring a cozy fire pit for those evening get-togethers and two sheds for all your outdoor gear. With a double attached garage and a full-height unfinished basement ready for your personal touch, this home has all the space you need. Hot water tank, Washer, Dryer, Microwave and Dishwasher are all under one year old Living in Auburn Bay means access to the stunning lake, beautifully landscaped parks, and a community that feels like home. Schools, restaurants, health services, and shopping are all nearby, with Mahogany and Seton just a stone's throw away. Easy access to major roadways and transit makes commuting a breeze, but you'll love coming back to the peaceful, family-friendly vibe that Auburn Bay offers. This home truly has it all—don't miss your chance to make it yours!

Inclusions:
Property Listed By:

Pergola, Fire Pit, 2 Sheds, Basement Hockey Rink, Hot Tub
MaxWell Central

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











