



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 AUBURN GLEN Heights, Calgary T3M 0N1**

MLS®#: **A2182809**      Area: **Auburn Bay**      Listing Date: **12/19/24**      List Price: **\$825,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **4,929 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,276**  
 Low Sqft:  
 Ttl Sqft: **2,276**

DOM

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

Parking

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

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance**  
 Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Gas Stove, Refrigerator, Washer/Dryer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`10" x 7`2"	Office	Main	7`1" x 7`3"
Living Room	Main	15`0" x 15`8"	Dining Room	Main	8`1" x 11`11"
Kitchen	Main	12`0" x 12`7"	Bedroom - Primary	Second	13`1" x 15`7"
Bonus Room	Second	13`6" x 13`11"	Laundry	Second	9`4" x 12`10"
Bedroom	Second	9`4" x 12`10"	Bedroom	Second	9`4" x 12`5"
Bedroom	Basement	10`8" x 12`9"	Family Room	Basement	14`9" x 15`1"
Flex Space	Basement	8`0" x 10`9"	2pc Bathroom	Main	

4pc Bathroom  
4pc Bathroom

Second  
Basement

5pc Ensuite bath

Second

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0811972**

Remarks

Pub Rmks: **OPEN HOUSE Saturday December 21st 2-4pm. Situated on a desirable corner lot along a quiet crescent, this stunning Cedarglen 2-storey home offers the perfect blend of style and functionality. Across the road, you'll find green space and Lakeshore Middle School, making it an ideal location for families. Featuring air conditioning and numerous upgrades, including Gemstone Lighting and built-in speakers, this home is thoughtfully designed for modern living. The main floor boasts pristine hardwood floors, 9' textured ceilings, and a white kitchen with cabinets capped with crown moulding, granite countertops, and a large island with a breakfast bar and pendant lighting. Stainless steel appliances, including a 4-burner gas stove, complete the kitchen. The dining nook impresses with 10' ceilings, while the spacious living room features a cozy gas fireplace. A main floor office and a walk-through pantry add extra convenience. Upstairs, the wrought iron spindled staircase leads to a bonus room, a laundry room, a 4-piece bathroom, and three bedrooms with the primary suite featuring a 5-piece en-suite, complete with dual vanities, an oversized shower, and a deep soaker tub. The finished lower level includes a large recreation room, a fourth bedroom, a third full bathroom, and plenty of storage space. The garage with 12 ft ceilings is perfect to keep your car out of the snow and has room for a car lift. . Outside, enjoy the fully fenced and landscaped backyard, perfect for summer gatherings, or take advantage of nearby lake access for outdoor fun. This home truly has it all!**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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





















