



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 AUBURN GLEN Drive, Calgary T3M 0R3**

MLS®#: **A2190023**      Area: **Auburn Bay**      Listing Date: **01/30/25**      List Price: **\$809,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **4,380 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Front Yard,Landscaped,Street Lighting**  
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,108**  
 Low Sqft:  
 Ttl Sqft: **2,108**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dryer,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Quartz Counters,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`8" x 10`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 7`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`8" x 11`6"</b>	<b>Den</b>	<b>Main</b>	<b>10`6" x 8`11"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>18`11" x 15`4"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 13`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 9`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 9`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>14`3" x 11`2"</b>	<b>Game Room</b>	<b>Lower</b>	<b>21`9" x 12`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`7" x 5`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Lower</b>		<b>4pc Bathroom</b>	<b>Second</b>	

5pc Ensuite bath

Second

11`1" x 8`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1112305

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to this fully developed, impeccably kept home in the desirable, family friendly, Lake community of Auburn Bay. Located on a quiet street, close to schools, parks, bike paths, shopping, YMCA & with easy access to major thoroughfares. As you enter this home you are welcomed into a spacious foyer with hardwood floors which extend into the conveniently located office with French doors, 2 piece powder room & open concept great room. The bright family room with attractive gas fireplace, dining area & kitchen are awash with natural light coming through the wall to wall windows. A garden door off the dining area opens to the south facing back yard & 2 tiered deck with gas hookup, perfect for your outdoor enjoyment. The kitchen with a huge granite center island, plenty of cabinets, walk in pantry & new appliances(2023 except microwave) is perfect for the family chef. The extra high ceilings add to the appeal of this main level. The mudroom/laundry room opening off the double attached garage offers convenient, built in cabinetry . The upper floor contains a large bonus room with plenty of windows , 2 adorable children's bedrooms, a 4 piece main bath & a luxurious master suite with walk in closet & 5 piece spa like bath with tile floor, quartz countertops, soaker tub & stand alone shower. Entering the lower level you will appreciate the spacious rec room featuring a large window & electric fireplace . The exercise room also with large window could double as a guest bedroom. Finishing off the lower level is a 4 piece bath & utility/storage room. The hot water tank was installed in 2023 & AC in 2022. Gemstone outdoor lights compliment this beautiful family home. You will be impressed!**

Inclusions:  
Property Listed By: **trampoline, electric fireplace, brackets for TVs in family room, rec room, gym  
Royal LePage Benchmark**

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

















