

# \$820,000 - 91 Auburn Glen Way Se, Calgary

MLS® #A2229345

**\$820,000**

5 Bedroom, 4.00 Bathroom, 2,246 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

\*\*\* Cancelled: OPEN HOUSE: Sunday, June 22 from 12:00-2:00 \*\*\*Welcome to this beautifully UPDATED 5 bedroom, 4.5 bathroom home in the highly desirable lake community of Auburn Bay! Blending modern style with everyday comfort, this spacious home is ideal for families seeking functionality and a vibrant community atmosphere. Ideally located within walking distance of both the elementary and middle schools, it offers unbeatable convenience for busy families with LAKE ACCESS!

Step inside to discover FRESH NEW PAINT and CARPET throughout, giving the entire home a bright, contemporary feel. The open concept main floor is warm and inviting with NEW BLINDS, featuring a modern kitchen with newly updated CABINETRY, stainless steel appliances, generous counter space, and a seamless flow into the living and dining areas. This home is beautifully illuminated by natural sunlight from the SOUTH facing backyard equipped with OUTDOOR SPEAKERS!

Upstairs, youâ€™ll find three generously sized bedrooms, a spacious bonus room perfect for family movie nights or a kidsâ€™ play area, and the convenience of upper-level laundry. The primary suite is a relaxing retreat, complete with a luxurious 5 piece ensuite including a soaker tub, separate shower, dual vanities and a walk-in closet.



The BRAND NEW finished basement expands your living space with a stylish DRY BAR, a versatile flex room ideal as an extra bedroom, gym, or home office, and a spa-like bathroom with heated flooring.

Outside, your sun-drenched backyard oasis features low-maintenance composite decking, a charming gazebo, and plenty of space to relax or entertain. Plus, the heated double garage keeps your vehicles warm all winter long.

Enjoy lakeside living just moments from the lake, parks, schools, and all the amenities Auburn Bay has to offer. This is the lifestyle your family deservesâ€”book your private tour today!

Built in 2009

**Essential Information**

MLS® #	A2229345
Price	\$820,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,246
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	91 Auburn Glen Way Se
Subdivision	Auburn Bay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M9

### **Amenities**

Amenities	Laundry, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Dry Bar
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

eXp Realty

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