

# \$800,000 - 97 Auburn Glen Drive Se, Calgary

MLS® #A2247095

**\$800,000**

4 Bedroom, 4.00 Bathroom, 2,059 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

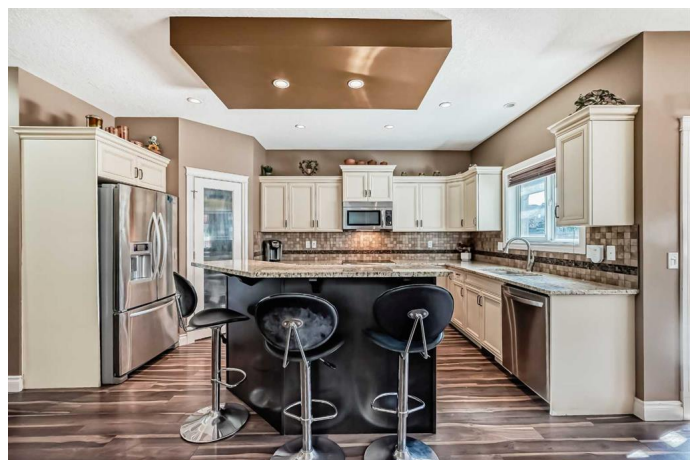
This 2,058 sq ft, 4-bedroom home combines style, comfort, and full access to one of Calgary's most desirable lake communities.

The main level features a bright, welcoming foyer, gleaming hardwood floors, and a chef's kitchen with granite countertops, stainless steel appliances, and abundant cabinetry. The open dining and living area, complete with a cozy fireplace, is ideal for entertaining. Main floor laundry adds everyday convenience.

Upstairs offers a spacious primary suite with a walk-in closet with built ins and 4-piece ensuite with heated floors, plus two oversized bedrooms and a versatile bonus room.

The fully finished basement is built for relaxation and fun, showcasing a built-in bar with beverage center, generous recreation area, an additional bedroom, and a 3-piece bathroom with heated floors.

Outdoors, enjoy a landscaped yard with a wrap-around deck, in-ground irrigation, and a heated double garage. With year-round access to swimming, paddleboarding, skating, and more, Auburn Bay living doesn't get better than this. Call now for your private showing.



Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247095    |
| Price          | \$800,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,059       |
| Acres          | 0.10        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 97 Auburn Glen Drive Se |
| Subdivision | Auburn Bay              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0P9                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Pantry, Quartz Counters                                  |
| Appliances        | Bar Fridge, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Central                                                                                   |
| Cooling           | Other                                                                                     |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |

|              |                  |
|--------------|------------------|
| Fireplaces   | Family Room, Gas |
| Has Basement | Yes              |
| Basement     | Finished, Full   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 26                |
| Zoning         | R-G               |
| HOA Fees       | 505               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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