

## 63 Auburn Glen Heights SE Calgary, Alberta

**MLS # A2275033**



**\$800,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,190 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Few Trees, Low Maintenance Landscape, Rectangular L		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Wood Counters

**Inclusions:** NA

\*\*\*Open house Saturday 1-3pm\*\*\* Welcome to 63 Auburn Glen Heights SE &mdash; where comfort, care, and community come together. This is one of the best-kept homes in all of Auburn Bay &mdash; a place that truly feels like new and ready for you to move in and enjoy for years to come. Step inside and you&rsquo;ll feel it right away &mdash; a bright, open main floor designed for connection. The large kitchen flows perfectly into the dining and living areas, making it easy to cook, chat, and relax all at once. Need space to work or study? The main-floor office gives you quiet focus and flexibility. Upstairs, a big family bonus room is the perfect spot for movie nights or game time. You&rsquo;ll also find convenient upper- three spacious bedrooms, including a peaceful primary suite with a private ensuite and walk-in closet. The finished basement adds even more living space with a stylish dry bar &mdash; ideal for hosting friends or cozy nights in. With four bedrooms and three and a half bathrooms total, there&rsquo;s room for everyone to have their own space. Outside, enjoy a beautifully landscaped, low-maintenance yard &mdash; no stress, just more time to relax. The home also includes air conditioning, keeping you cool on those hot summer days when you&rsquo;re not at the Auburn Bay lake only minutes away. Location matters &mdash; and this one is hard to beat. You&rsquo;re tucked away on a quiet street between the school and the lake, making it perfect for families. Auburn Bay is one of Calgary&rsquo;s most sought-after lake communities, loved for its friendly vibe and unbeatable access to everything. Walk or bike to the South Health Campus, grab coffee or dinner in Seton or Mahogany, or hop on Stoney Trail or Deerfoot Trail for easy commuting anywhere in the city. Homes like this don&rsquo;t come up often &mdash; cared for, move-in ready, and in one

of Calgary’s best-located communities. Come see why so many people love calling Auburn Bay home.