

**115 Auburn Glen Way SE**  
**Calgary, Alberta**

**MLS # A2292461**



**\$729,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,264 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	No Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** TV & bracket in living room (as is) Primary bedroom set (as is)

Welcome to the family-friendly lake community of Auburn Bay, where year-round recreation and an exceptional lifestyle await. This beautiful home features hardwood floors and large windows throughout, allowing natural light to stream into the living spaces and create a warm, inviting atmosphere. The bright living room with a gas fireplace is perfect for relaxing evenings, while the dining area overlooks the backyard, making it ideal for family meals or entertaining. The gourmet kitchen is designed for both function and style, featuring granite countertops, stainless steel appliances, plenty of cabinetry and counter space, and a convenient walk-in pantry. A mudroom and welcoming front entry provide practical space for both everyday living and greeting guests. The Central Air Conditioning gives you comfort year round. Upstairs you’ll find a spacious bonus room with a dedicated office area, perfect for work, study, or family movie nights. The primary suite easily fits a king-sized bed and includes a 5-piece ensuite with a relaxing soaker tub and walk-in closet. Two additional generous family bedrooms, a 4-piece bathroom, and a convenient upper-floor laundry room complete this level. The unfinished basement with two egress windows offers excellent potential for future development, while central air conditioning ensures comfort during warm summer days. Step outside to enjoy the private backyard with a lovely deck and plenty of room for kids to play. A double attached garage provides ample parking and storage. Located just a short walk to schools and Auburn Bay Lake, with easy access to shopping, amenities, and Stoney Trail, this home offers the perfect blend of comfort, community, and convenience.