

142 Auburn Glen Manor SE Calgary, Alberta

MLS # A2344044



\$740,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,288 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Back Lane, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: brown TV cabinet in the bonus room

WOW! Come and have a look at this beauty! This beautiful Baywest Kootney 3 model is perfectly located and close to all that Auburn Bay has to offer! A year round 4 season lake, schools, walking paths, ponds, playgrounds and parks all within a short walk to your new home! This home features 9' ceilings, a main floor office as soon as you walk in, hardwood flooring leads you through to the main living area and the kitchen! Here you will find a generous sized island with room for 4 stools, plenty of cabinet and counter space, a corner pantry, tiled backsplash, stainless steel appliances and quartz countertops. Next to the kitchen you will love the large living room with LOADS of natural sunlight, a three sided fireplace and views to the back yard. There is also a dining area that will accommodate 6-8 people with access to the yard. The main floor is finished off with a half bath and a mudroom leading you through to the garage. Upstairs features a great sized bonus room to set up your home theatre system, large upper laundry room, a primary bedroom that has a full 5 piece ensuite bathroom and a walk in closet! Upstairs also has 2 more bedrooms for the kids and another full bathroom! The yard is ultra private with loads of trees for privacy, a large deck and a pergola - perfect oasis to relax! Other features you will appreciate are the quiet location, Central A/C, heated and insulated garage, water softener, newer hot water tank (2026), underground sprinklers, radon system, gas hook up for your BBQ, central vacuum system, loads of fruit trees (pear tree, cherry bushes, rhubarb and raspberries) This is an awesome home in one of the SE's premiere lake communities! Come and have a look!