

# \$768,000 - 184 Auburn Glen Close Se, Calgary

MLS® #A2212841

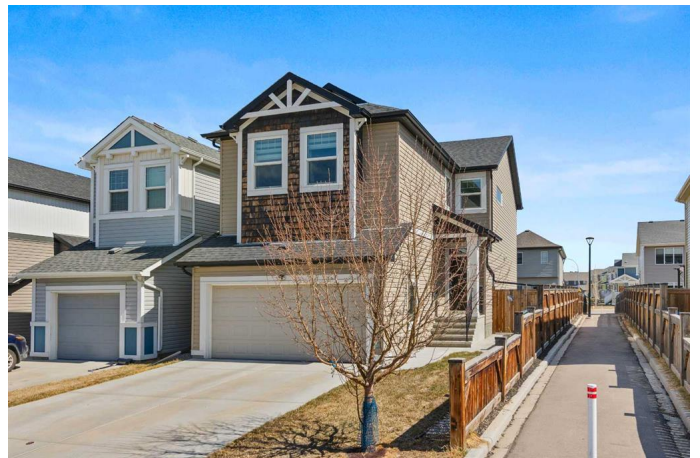
## \$768,000

3 Bedroom, 3.00 Bathroom, 2,104 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

2,104 SQ.FT | 3-BED | 2.5-BATH | DOUBLE-ATTACHED GARAGE | LARGE LOT | LAKE ACCESS | MODERN FINISHINGS | Tucked into one of Calgary's most sought-after LAKE COMMUNITIES, this stylish Auburn Bay home is just STEPS FROM SCHOOLS, playgrounds, and year-round lake access. Built by Cedarglen Homes in 2016, this two-storey features a smart, open-concept layout centred around a MODERN KITCHEN with an oversized quartz island, ample cabinetry, and a clean, contemporary look. The great room's COZY FIREPLACE sits beside a flex space perfect for a music nook, playroom, or work-from-home setup. Off the dining room, a large concrete patio opens to the spacious backyard, ideal for summer BBQs and playdates. Upstairs, the primary retreat offers peace and privacy with dual sinks, a tiled walk-in shower, and a large walk-in closet. Two more bedrooms, a full bath, upper laundry, CENTRAL BONUS ROOM, and BUILT-IN DESK round out the upper level. Thoughtful upgrades throughout, including bonus room transom window that floods the space with natural light thanks to its unique location next to a walking path. With no neighbours on one side, the lot feels wider and more private than most homes in the area. This one checks all the boxes for a growing family - walkable to Lakeshore School (6-9), Prince of Peace, (K-9) and Auburn Bay School (K-6), plus all the essentials are close by: the



lake and clubhouse, Auburn Bay off-leash dog park, South Health Campus, YMCA, shopping, and restaurants. This is your chance to own a lovingly cared-for home that SHOWS LIKE NEW, in a lake community where families walk to school, gather at the beach, and enjoy all-season activities close to home. Book your showing before it's gone!

Built in 2016

### Essential Information

MLS® #	A2212841
Price	\$768,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,104
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	184 Auburn Glen Close Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2P4

### Amenities

Amenities	Clubhouse, Other, Playground, Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Oven, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	508
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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