

# \$710,000 - 83 Auburn Glen Way Se, Calgary

MLS® #A2208411

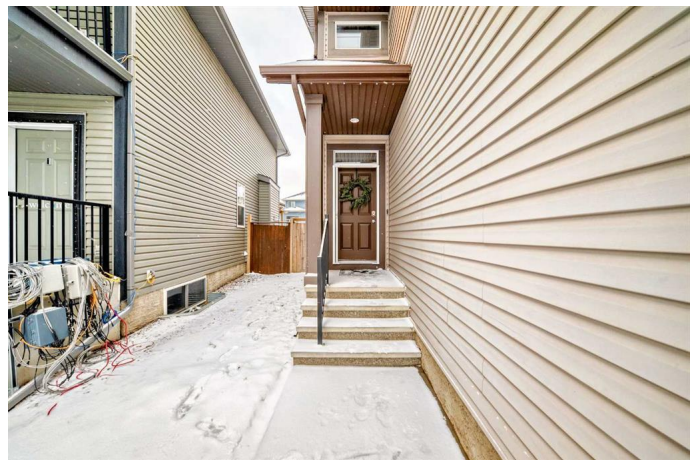
## \$710,000

4 Bedroom, 4.00 Bathroom, 1,606 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully maintained 2 storey home in the heart of Auburn Bay, one of Calgary's most sought after lake communities! With 9 ft. ceilings on both the main floor and basement, a fully finished lower level, and an oversized double attached garage, this home has tons of room for growing families or those who love to host. Step inside to find beautiful hardwood flooring flowing through the open-concept main & upper levels. The renovated kitchen is a dream, featuring high-end stainless steel appliances, a brand new refrigerator with a built-in water and ice dispenser, a full gas oven & stove, upgraded ceiling-height cabinetry, and an oversized island with a breakfast bar—perfect for gatherings. The kitchen opens to a bright and inviting living room with a cozy gas fireplace, making it an ideal space to unwind. A mudroom and a 2 pc. bath complete the main floor. Upstairs, the spacious primary suite includes a walk-in closet and a 5 piece ensuite with a soaker tub. 2 additional bedrooms, a 4 piece bathroom, and a convenient upstairs laundry room round out the second floor. The professionally finished basement offers extra living space with 9-foot ceilings, a large family room, a fourth bedroom, and a brand-new 3-piece washroom. Outside, the southwest-facing backyard is an entertainer's paradise. A massive deck with built-in seating, a pergola and sunshades and a private hot tub make this space a paradise. The oversized garage is fully



insulated and drywalled, complete with a built-in workbench, shelves, and extra storage. Recent updates include a newer water heater, A/C, a water softener, and custom Gemstone exterior lighting! Plus, enjoy exclusive lake access with year-round activities like swimming, skating, and paddleboarding. And best of all you are steps from a local playground and park, while elementary & middle schools are just a quick walk away. This home has it all—don't miss your chance to make it yours!

Built in 2010

**Essential Information**

MLS® #	A2208411
Price	\$710,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,606
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	83 Auburn Glen Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M9

**Amenities**

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

### Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Landscaped, Private, Rectangular Lot, Tree
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	19
Zoning	R-G
HOA Fees	500
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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