

**99 Auburn Glen Green SE
Calgary, Alberta**

MLS # A2170025



\$809,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,138 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: None

The Perfect Family Home in a Welcoming, Family-Friendly Lake Community! This thoughtfully designed family home with gemstone exterior lighting is located on a quiet, kid-friendly street in a sought-after lake community. Just a block away from one school and within easy walking distance to two more, this home is perfect for families looking to settle in a community known for its excellent educational options and family-focused amenities. Featuring four spacious bedrooms and 2.5 baths, this fully finished home provides ample room for your growing family. Plus, with roughed-in plumbing for a future full bathroom in the lower level, there's even more potential to customize the space as your family's needs evolve. On the upper floor, you'll find three generous bedrooms and a versatile bonus room, perfect for family movie nights, a play area for kids, or even a quiet reading nook. Its open layout provides flexibility to adapt as your family's needs change, offering a great space for creativity, relaxation, or homework time. The heart of the home is the open-concept main floor, where 9ft ceilings and a gas fireplace create a warm and inviting atmosphere. The bright, modern white kitchen is perfect for family gatherings, featuring a large island, premium Bosch fridge and dishwasher, and plenty of workspace. The kitchen flows seamlessly into the dining and living areas, making it the ideal spot for entertaining or everyday family meals. Additionally, a versatile front flex room can easily serve as a home office, playroom, or cozy sitting area. The finished lower level includes a fourth bedroom, along with a large recreation room/games area—perfect for movie nights, playdates, or teen hangouts. The fully landscaped yard, complete with a deck and fence, offers a sunny, south-facing outdoor space for family BBQs and outdoor fun. Located

in a vibrant lake community, this home provides access to tremendous amenities, including parks, shops, and services, all within easy reach. With its quiet street, proximity to schools, and welcoming community atmosphere, this is the family home you've been waiting for!