

**44 Auburn Glen Lane SE  
Calgary, Alberta**

**MLS # A2170809**



**\$869,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,406 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Experience luxury living in this completely rebuilt home located in the sought-after lake community of Auburn Bay. With high-end finishes throughout, this home features a chef's dream kitchen equipped with built-in stainless steel appliances. The main floor offers an open-to-above foyer, a den with French doors, a kitchen boasting abundant cabinetry and a spacious island with quartz countertops, a large living room with a cozy fireplace, and a nook adorned with a hand-crafted feature wall. Upstairs, the home includes a lavish primary suite with a feature wall, a spa-like ensuite, and a walk-in closet with organizers, along with two generously sized bedrooms and a substantial bonus room with built-in shelves. The fully finished basement provides a large recreational room with a wet bar, an additional bedroom, and a full bath. Don't miss the opportunity to own this gem!