# \$825,000 - 134 Auburn Glen Circle Se, Calgary

MLS® #A2202098

## \$825,000

3 Bedroom, 3.00 Bathroom, 2,156 sqft Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Open House – Saturday, March 15, from 12 to 5 PM!

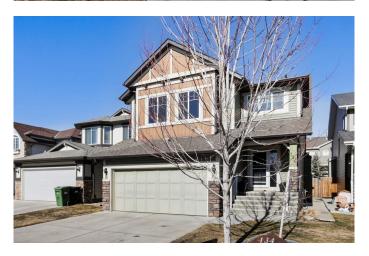
Don't miss your chance to experience lakeside living in Auburn Bay! This vibrant, family-friendly community is built around a stunning private lake, offering year-round activities like beach days, paddle boarding, and winter skating. Auburn House, the community hub, provides exclusive access to events, fitness classes, and recreational programs, making it easy to stay active and connected.

Just minutes away, Mahogany Village Market and Seton Urban District offer everything you needâ€"grocery stores, boutique shopping, and top-tier dining at Chairmans Steakhouse and Alvin's Jazz Club. Whether it's a casual coffee run or a night out at the VIP Cineplex Theatre, entertainment is always close by. Plus, with the world-class YMCA, South Health Campus, and easy access to Stoney and Deerfoot Trail, you're never far from anything.

And then there's 134 Auburn Glen Circleâ€"a home designed to impress. Step inside to an open-concept main floor with warm hardwood floors and an upgraded kitchen featuring stylish cabinetry, sleek concrete countertops, and a walkthrough pantry for effortless organization. The seamless flow leads into a spacious living and







dining area, perfect for hosting or relaxing.

Upstairs, get ready for the ultimate family retreat. A dedicated movie room offers the perfect spot for cozy nights in, but the real showstopper? A built-in rock climbing wallâ€"turning every day into an adventure for kids and kids-at-heart.

But the real highlight? The backyard oasis. Step outside to your private retreat, built for summer BBQs, cozy firepit nights, and peaceful morning coffees. With plenty of space to unwind or entertain, this is outdoor living at its best.

For families, the location is unbeatable. Auburn Bay Elementary and Lakeshore Middle School are just minutes away, and with the South Health Campus nearby, top-tier medical care is always within reach.

This isn't just a homeâ€"it's the ultimate lakeside lifestyle. Join us for the Open House on Saturday, March 15, from 12 to 5 PM, or call today to book your private showing!

#### Built in 2009

#### **Essential Information**

MLS® # A2202098
Price \$825,000
Bedrooms 3

Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,156
Acres 0.10
Year Built 2009

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 134 Auburn Glen Circle Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 0K9

#### **Amenities**

Amenities Beach Access, Boating, Clubhouse, Gazebo, Party Room, Picnic Area,

Playground, Snow Removal, Dog Park, Game Court Interior, Recreation

Room

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island,

Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub,

Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Partially Finished, Partial

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 13th, 2025

Days on Market 1

Zoning R-G

HOA Fees 494

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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