

# \$820,000 - 91 Auburn Glen Way Se, Calgary

MLS® #A2229345

## \$820,000

5 Bedroom, 4.00 Bathroom, 2,246 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully UPDATED 5 bedroom, 4.5 bathroom home in the highly desirable lake community of Auburn Bay! Blending modern style with everyday comfort, this spacious home is ideal for families seeking functionality and a vibrant community atmosphere. Ideally located within walking distance of both the elementary and middle schools, it offers unbeatable convenience for busy families with LAKE ACCESS!

Step inside to discover FRESH NEW PAINT and CARPET throughout, giving the entire home a bright, contemporary feel. The open concept main floor is warm and inviting with NEW BLINDS, featuring a modern kitchen with newly updated CABINETRY, stainless steel appliances, generous counter space, and a seamless flow into the living and dining areas. This home is beautifully illuminated by natural sunlight from the SOUTH facing backyard equipped with OUTDOOR SPEAKERS!

Upstairs, you'll find three generously sized bedrooms, a spacious bonus room perfect for family movie nights or a kids' play area, and the convenience of upper-level laundry. The primary suite is a relaxing retreat, complete with a luxurious 5 piece ensuite including a soaker tub, separate shower, dual vanities and a walk-in closet.

The BRAND NEW finished basement expands your living space with a stylish DRY BAR, a



versatile flex room ideal as an extra bedroom, gym, or home office, and a spa-like bathroom with heated flooring.

Outside, your sun-drenched backyard oasis features low-maintenance composite decking, a charming gazebo, and plenty of space to relax or entertain. Plus, the heated double garage keeps your vehicles warm all winter long.

Enjoy lakeside living just moments from the lake, parks, schools, and all the amenities Auburn Bay has to offer. This is the lifestyle your family deservesâ€”book your private tour today!

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229345    |
| Price          | \$820,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,246       |
| Acres          | 0.09        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 91 Auburn Glen Way Se |
| Subdivision | Auburn Bay            |
| City        | Calgary               |
| County      | Calgary               |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3M 0M9 |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Laundry, Playground, Park             |
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Dry Bar |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                     |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Private Yard      |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 36              |
| Zoning         | R-G             |
| HOA Fees       | 509             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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