

# \$825,000 - 91 Auburn Glen Way Se, Calgary

MLS® #A2223127

**\$825,000**

5 Bedroom, 4.00 Bathroom, 2,246 sqft

Residential on 0.09 Acres

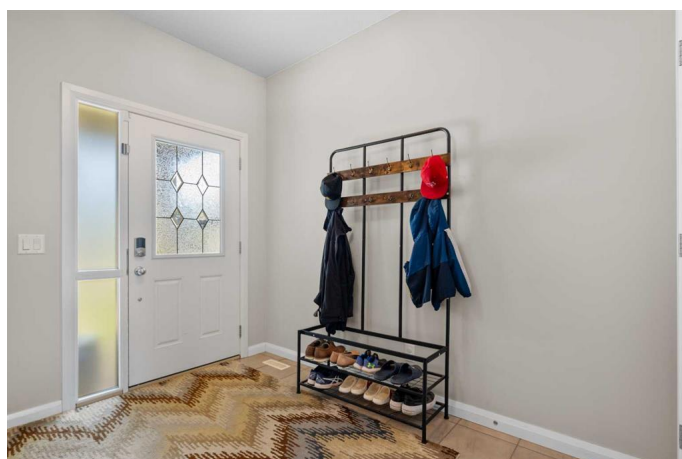
Auburn Bay, Calgary, Alberta

Welcome to this exceptional 5 bedroom, 4.5 bathroom home located in the highly desirable lake community of Auburn Bay! Blending modern style with everyday comfort, this home is perfect for families seeking space, functionality, and a vibrant community atmosphere. It is also ideally located within WALKING DISTANCE of both the elementary and middle schools, offering unmatched convenience for families.

The open concept main floor is bright and welcoming, showcasing a modern kitchen with stainless steel appliances, generous counter space, and a seamless transition into the living and dining areas, all beautifully illuminated by natural sunlight from the SOUTH facing backyard. Upstairs features three generously sized bedrooms, a spacious bonus room perfect for family movie nights or a play area, with the convenience of upper level laundry. The primary suite offers a 5 piece ensuite, featuring a soaker tub, separate shower, dual vanities and a walk in closet.

Downstairs, enjoy a BRAND NEW finished basement complete with a stylish DRY BAR, a versatile flex room ideal as a bedroom, gym, or home office, and a spa like bathroom with heated flooring. Fresh new carpet throughout adds a cozy, contemporary feel.

Outside, your sun drenched backyard oasis features low maintenance composite decking,



a gazebo, and plenty of space to relax or entertain. And for ultimate convenience, the heated double car garage keeps your vehicles warm through Calgary’s winters.

Live moments away from the lake, parks, schools and all the amenities Auburn Bay has to offer. This is lakeside living at its best—book your private tour today!

Built in 2009

**Essential Information**

MLS® #	A2223127
Price	\$825,000
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	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Dry Bar, High Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), 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	Private Yard, BBQ gas line
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

### Additional Information

Date Listed	May 26th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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