

# \$750,000 - 284 Auburn Glen Manor Se, Calgary

MLS® #A2218710

## \$750,000

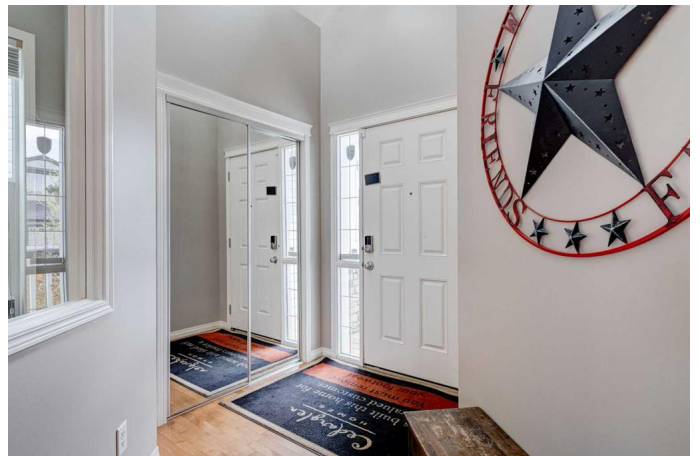
3 Bedroom, 3.00 Bathroom, 2,072 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully appointed two-story home featuring three spacious bedrooms, in the popular lake community of Auburn Bay! As you enter, you'll be greeted by a stunning foyer that opens to the second level, creating an inviting atmosphere. The main level boasts a cozy living room with a corner fireplace, a well-designed kitchen complete with a corner pantry, an island with double sinks, and a nook that leads to a private walkout deck. Additionally, you'll find a versatile office/den, a convenient laundry/mudroom, and a half bathroom. The upper level offers a serene master bedroom with a luxurious five-piece ensuite, which includes a skylight, a soaker tub, a separate shower, dual sinks, and a spacious walk-in closet. Two generously sized additional bedrooms provide ample space for family or guests. A remarkable 19'x14' bonus room features a south-facing 4'x10' balcony, perfect for enjoying the view, along with a four-piece main bathroom. The basement awaits your creative touch, offers a great potential floor plan for an additional bedroom, full bathroom, rec room and plenty of space for storage. Enjoy the sunny days of summer in the fully fenced and landscaped backyard or at the lake! Located close to schools, parks, playgrounds, transit, shops and restaurants. Book your viewing today!

Built in 2008



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218710    |
| Price          | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,072       |
| Acres          | 0.09        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 284 Auburn Glen Manor Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 0L2                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas              |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Lighting, Rain Gutters            |
| Lot Description   | Back Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 12            |
| Zoning         | R-G           |
| HOA Fees       | 509           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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