

148 Auburn Glen Heights SE
Calgary, Alberta

MLS # A2213800

\$789,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,111 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Private, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this beautifully upgraded first owner home in the highly sought-after lake community of Auburn Bay. Ideally located on a quiet area, this charming 2-storey house backs onto scenic green space and is just steps from Lakeshore Middle School, Prince of Peace School, playgrounds, walking paths, and Auburn Bay Lake. The main floor features 9-foot ceilings, hardwood floors, a spacious decent kitchen with quartz countertops, stainless steel appliances. A bright dining nook with facing south, cozy living room with gas fireplace, and an office or a piano studio complete the space. Upstairs, you'll find a large bonus room, three spacious bedrooms, a 4-piece bathroom. The primary bedroom is facing south, plenty of natural light shines in all the time; and it includes a luxurious 5-piece ensuite with dual vanities, a deep soaker tub, a glass shower, and a walk-in closet with built-ins. Additional highlights include AC system (2024). The unfinished basement offers endless possibilities for future development. Outside, enjoy a private, landscaped backyard that was just finished spring cleaning by professionals. Auburn Bay is known for its year-round community events including fireworks, a Christmas parade, and a spring triathlon, making this the perfect place to call home!