

# \$749,900 - 28 Auburn Glen Lane Se, Calgary

MLS® #A2209915

**\$749,900**

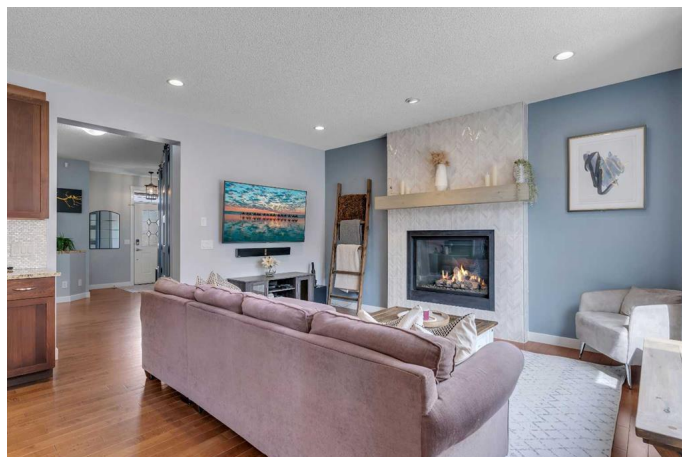
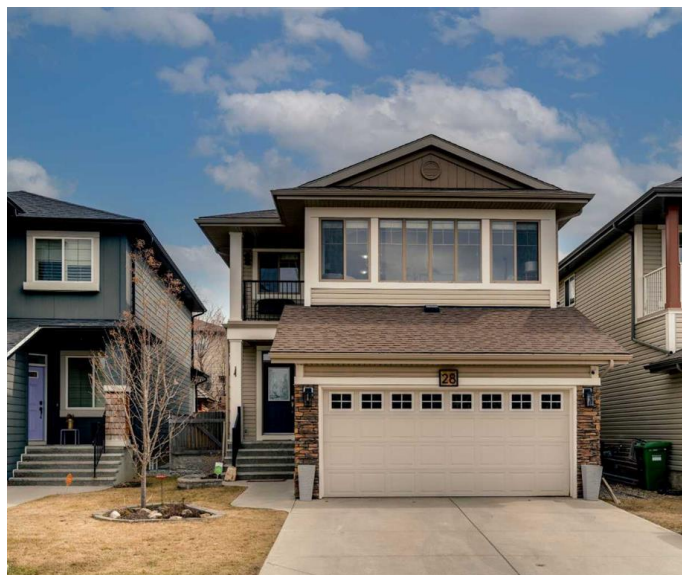
3 Bedroom, 3.00 Bathroom, 2,121 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

**\*\*Back on the market due to financing\*\*** Welcome to your new home in the family-friendly Auburn Bay, perfectly situated across from a playground with greenspace! This home offers a spacious and very functional floor plan with hardwood flooring throughout and a welcoming front entry featuring a custom built-in bench. The main floor includes a den, perfect for a home office or playroom and kitchen complete with a large island with seating, a huge walk-through pantry, and an updated laundry room/mudroom with built-in cabinetry. The dining area has large windows that overlook the SE-facing backyard, complete with a tiered deck and pool area—ideal for summer entertaining! The family room has an oversized fireplace with updated tile and new mantle. Upstairs, you™ll find an impressive bonus room with vaulted ceilings, a second fireplace, and access to an upper deck that has fantastic views of the playground/park. The spacious primary suite offers a massive walk-in closet, soaker tub, and a separate shower. Two well-sized kids bedrooms, including one with its own walk-in closet, complete the upper level. Additional upgrades include central A/C and updated light fixtures throughout. Don™t miss the opportunity to live in one of Calgary™s most sought-after lake communities—close to schools, shopping, and easy access to Stoney and Deerfoot Trail!

Built in 2009



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209915    |
| Price          | \$749,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,121       |
| Acres          | 0.09        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 28 Auburn Glen Lane Se |
| Subdivision | Auburn Bay             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 0M8                |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Other                                                |
| Parking Spaces | 2                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                    |

## Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                              |
| Heating           | Forced Air                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                 |
| Fireplaces        | Electric, Family Room, Gas, Living Room, Mantle, Tile                                                                                             |

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

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Balcony, Other                                           |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stone, Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 17               |
| Zoning         | R-G              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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