

# \$739,900 - 199 Auburn Glen Drive Se, Calgary

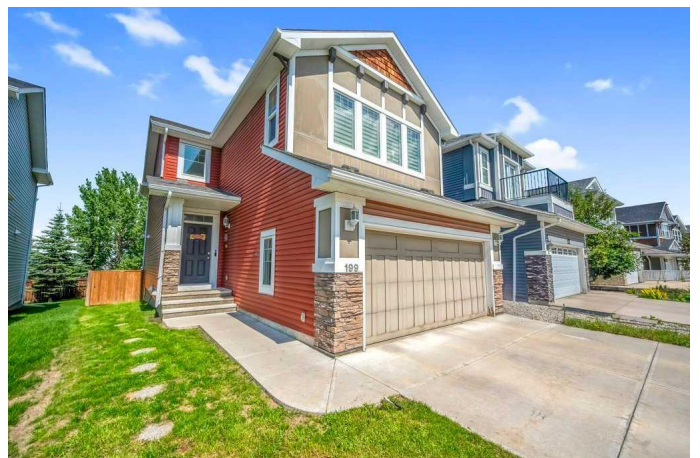
MLS® #A2245478

**\$739,900**

4 Bedroom, 4.00 Bathroom, 2,120 sqft  
Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Stunning Detached Home in Auburn Bay | Backing Onto Green Space | Nearly 3,000 Sq.Ft. of Living Space! Welcome to this beautiful single-family detached home in the heart of Auburn Bay—a true gem that showcases pride of ownership by its first and only owner! Offering close to 3,000 sq. ft. of developed living space, this home backs onto green space with no neighbours behind, giving you added privacy and a touch of downtown views. The main floor offers Soaring ceilings and a spacious foyer with rich hardwood flooring throughout. Elegant dining room, gourmet kitchen, cozy family room, and private home office—perfect for remote work! The kitchen boasts beautiful 3 1/4-inch granite countertops, plenty of cabinetry, and fully upgraded stainless steel appliances: hood range, electric cooktop, built-in microwave and oven, dishwasher, and refrigerator. A corner pantry and large island with double sink make it ideal for entertaining. Open-concept family room with a beautiful fireplace and large windows flooding the space with natural light. Bright dining area easily fits an 8-person table and leads to the large deck with a gas line for BBQ and easy access to a beautiful, massive and private back yard with a benefit of low maintenance landscaping! 2-piece powder room and a generously sized laundry room with tile flooring, connecting to the oversized double attached garage. The second floor boast it with carpet throughout with an impressive bonus room filled with natural



lightâ€™ideal for a media room or play area. Spacious primary bedroom with great privacy and partial downtown views, easily accommodates a king-sized bed. A large walk-in closet and luxurious 5-piece ensuite with double vanity, granite countertops, soaker tub, and stand-up shower. Two additional good-sized bedrooms with large windows and space for queen beds and A 4-piece main bathroom with granite countertops, shower/tub combo, and linen closet.

The Fully Finished basement is recently completed with permits. Offers a large bedroom, family room, and a 3-piece bathroom. Framed for a walk-up separate entrance and kitchen area, giving potential for future suite development (subject to city approval). Steps to walking paths, green spaces, and the Auburn Bay Lake & Beach. Close to schools, shopping centres, restaurants, and easy access to major roads and highways. A perfect family home in one of Calgaryâ€™s most desirable lake communities!

This home is truly a must-seeâ€™book your private showing today and make this beautiful Auburn Bay property your next home!

Built in 2012

### **Essential Information**

MLS® #	A2245478
Price	\$739,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,120
Acres	0.10
Year Built	2012
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	199 Auburn Glen Drive Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1P2

### **Amenities**

Amenities	Beach Access, Playground, Park
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Fire Pit, Private Entrance, Private Yard, Storage, Playground
Lot Description	Backs on to Park/Green Space, Gazebo, Level, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	August 3rd, 2025
Days on Market	40
Zoning	R-G
HOA Fees	505
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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