

# \$829,900 - 224 Auburn Glen Drive Se, Calgary

MLS® #A2217240

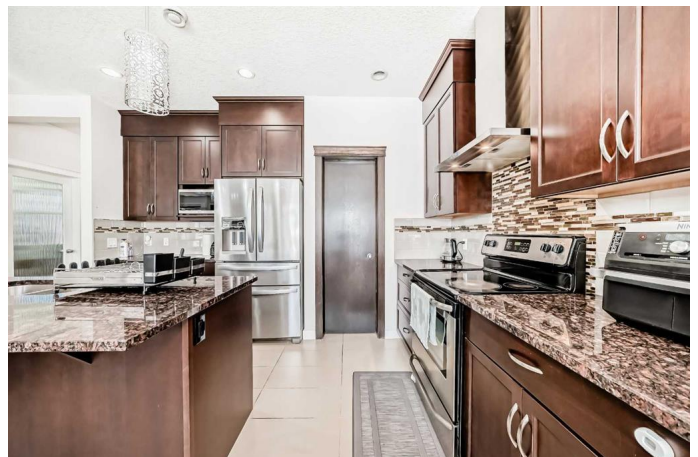
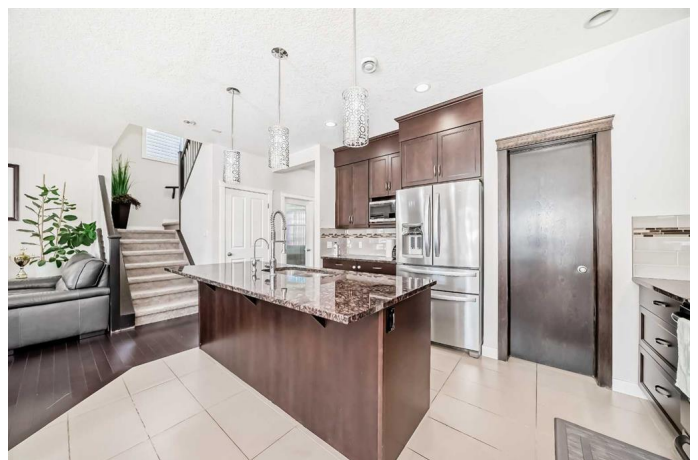
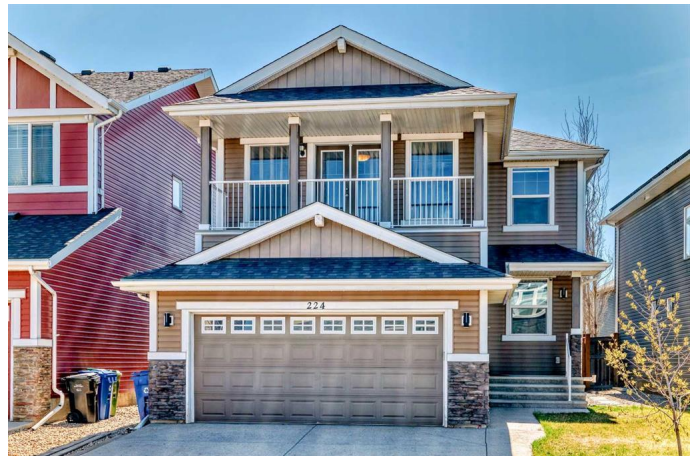
**\$829,900**

3 Bedroom, 3.00 Bathroom, 2,182 sqft

Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

(Open House Sunday May 10 from 1 PM - 4 PM )Welcome of AUBURN BAY one of the most sought-LAKE COMMUNITY. This home offers more than just a place to live, Nealy 2200 SQUAR FEET of LIVING SPACE. a gateway to a vibrant family lifestyle. Close to top-rated schools, lush parks, and all the amenities you need, Auburn Bay is renowned for its expansive greenspaces, tight-knit community, and exclusive LAKE ACCESSâ€”perfect for creating lasting family memories. Step into a welcoming foyer that leads to a beautifully designed living room, where a cozy GAS FIREPLACE sets the stage for relaxing evenings. The centerpiece of the kitchen is the oversized GRANITE ISLAND, Stainless steel appliances and large pantry. The breakfast bar provides a casual spot for family & friends to gather, 2 pcs bathroom , DEN provides productive workspace, or a creative studio complete the main floor. Total of 3 Spacious bedrooms including 4 pcs common bathroom upstairs, the master bedrooms have a 5pcs ensuite with walk in closet, Large BONUS ROOM lead to the BALCONY offers the perfect blend of comfort versatility.The OVERSIZE SOUTH FACING backyard is fully fenced with Composite DECK and PATIO great for BBQs including a large SHED for storage. this home also has a CENTRAL VACUUM , Gemstone LIGHTS and



water softener. The Sprinkler System  
Maintains the lawn and garden effortlessly.  
This home also has CENTRAL AIR  
CONDITIONING to keep you cool and  
comfortable in the summer months .

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217240    |
| Price          | \$829,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,182       |
| Acres          | 0.11        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 224 Auburn Glen Drive Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 1P4                  |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Beach Access, Picnic Area, Recreation Facilities |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                           |
| # of Garages   | 2  |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Lighting, Private Entrance |
| Lot Description   | Back Yard  |
| Roof              | Asphalt  |
| Construction      | Stone, Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 8             |
| Zoning         | R-G           |
| HOA Fees       | 508           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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