

116 Auburn Glen Heights SE
Calgary, Alberta

MLS # A2181326



\$735,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,994 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Garden, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Air Conditioner		

Welcome to this immaculate 3 bedroom, 2.5 bathroom home in the upscale community of Auburn Bay. This home truly has it all and is a unique opportunity to own a home that not only backs on to the Auburn Ave pond playground and green space but is steps away from Prince of Peace School. Curb appeal, a small garden and low maintenance landscaping greet you as you proceed to your front door. As you enter you will notice fresh paint and your gorgeous wood floors throughout bringing you into your open concept layout that first starts with your kitchen. Stainless steel appliances, granite counters, massive island and a corner walk through pantry create a chef's dream kitchen that is open to your large living room with beautiful gas fire place and your dining room that is perfect for entertaining or for quiet family dinners and offers you an amazing view of the green space that your new home backs on to. Your backyard is large and offers you an extended deck as well as access to pathways that lead you to the playground and quaint little pond. Your main floor is finished with an office with remarkable french doors and a main floor powder room before heading upstairs. Your massive bonus room tops the garage area before heading to the good size second and third bedrooms before heading into your primary suite. Your bedroom offers you ample space for a king bed plus furniture and has a spa style ensuite bathroom complete with glass walk in shower with rain shower head, soaker tub, granite vanity and opens to your huge walk in closet. The basement is partially developed and is a canvas for you to create what ever suites you and your family. Do not miss out on your chance to own the perfect home for you and your family in one of the most sought after communities in Calgary.