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134 Auburn Glen Circle SE  
Calgary, Alberta

MLS # A2202098



**\$825,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Auburn Bay  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,156 sq.ft.  | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.10 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot |               |                   |

|                    |                             |                   |     |
|--------------------|-----------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Partial, Partially Finished | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame    | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Mini Fridge, Deep freezer, Projector, Outside TV, Filing Cabinet, Washing Baskin (sink) located in the basement

Open House &ndash; Saturday, March 15, from 12 to 5 PM! Don't miss your chance to experience lakeside living in Auburn Bay! This vibrant, family-friendly community is built around a stunning private lake, offering year-round activities like beach days, paddle boarding, and winter skating. Auburn House, the community hub, provides exclusive access to events, fitness classes, and recreational programs, making it easy to stay active and connected. Just minutes away, Mahogany Village Market and Seton Urban District offer everything you need&mdash;grocery stores, boutique shopping, and top-tier dining at Chairmans Steakhouse and Alvin&rsquo;s Jazz Club. Whether it&rsquo;s a casual coffee run or a night out at the VIP Cineplex Theatre, entertainment is always close by. Plus, with the world-class YMCA, South Health Campus, and easy access to Stoney and Deerfoot Trail, you&rsquo;re never far from anything. And then there&rsquo;s 134 Auburn Glen Circle&mdash;a home designed to impress. Step inside to an open-concept main floor with warm hardwood floors and an upgraded kitchen featuring stylish cabinetry, sleek concrete countertops, and a walkthrough pantry for effortless organization. The seamless flow leads into a spacious living and dining area, perfect for hosting or relaxing. Upstairs, get ready for the ultimate family retreat. A dedicated movie room offers the perfect spot for cozy nights in, but the real showstopper? A built-in rock climbing wall&mdash;turning every day into an adventure for kids and kids-at-heart. But the real highlight? The backyard oasis. Step outside to your private retreat, built for summer BBQs, cozy firepit nights, and peaceful morning coffees. With plenty of space to unwind or entertain, this is outdoor living at its best. For families, the location is unbeatable. Auburn Bay Elementary and Lakeshore Middle School are just

minutes away, and with the South Health Campus nearby, top-tier medical care is always within reach. This isn't just a home—it's the ultimate lakeside lifestyle. Join us for the Open House on Saturday, March 15, from 12 to 5 PM, or call today to book your private showing!