

# \$839,900 - 122 Auburn Glen Common Se, Calgary

MLS® #A2216592

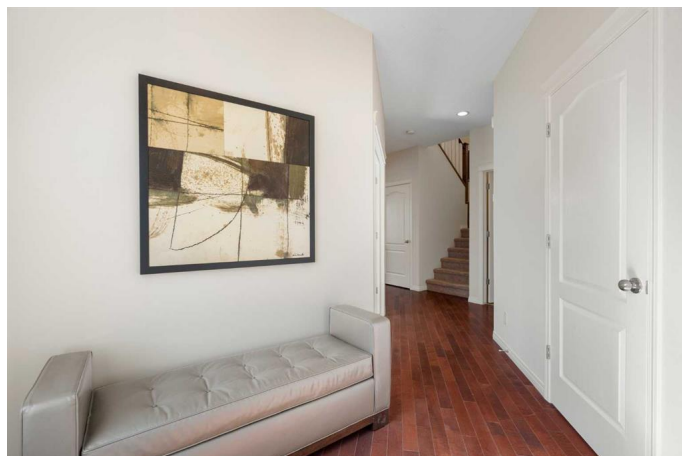
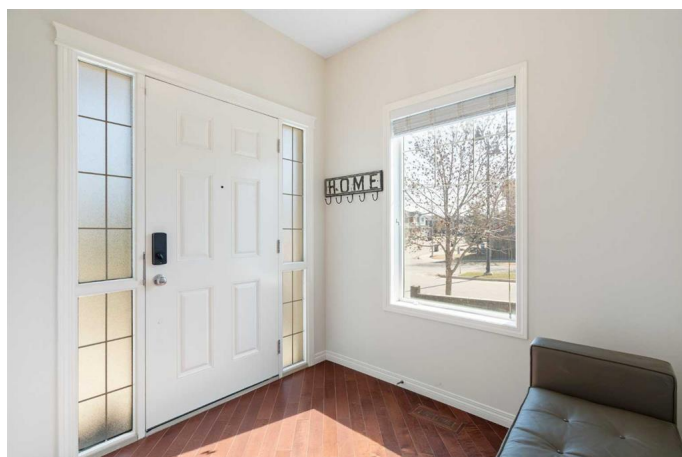
**\$839,900**

4 Bedroom, 4.00 Bathroom, 2,141 sqft

Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY MAY 3 FROM 12-2PM\*\*** Welcome to Auburn Bayâ€™one of Calgaryâ€™s most desirable lake communities! Situated on a prime corner lot with sun-drenched south and west exposures, this fully developed 4-bedroom, 3.5-bathroom home offers over 3,000 square feet of beautifully finished living space, perfect for families and entertainers alike. Step inside to discover a warm and inviting main floor with 9â€™ ceilings, a cozy fireplace in the living room, and a bright dining nook that opens to your low-maintenance composite deckâ€™ideal for soaking in the sunshine. The well-appointed kitchen features a large central island, walk-in pantry, and quality finishes, offering both functionality and style. Upstairs, retreat to the spacious primary suite complete with a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a full bathroom, and a bright, oversized bonus room provide ample space for the whole family. The fully finished basement offers even more versatility, with a generous recreation area featuring a mix of rubber and LVP flooring, a guest bedroom, and a full bathroomâ€™ideal for hosting visitors or creating your dream home gym or play area. Enjoy year-round access to Auburn Bayâ€™s private lake, clubhouse, and beaches, just minutes from your doorstep. With nearby access to the extensive amenities of Seton and Mahogany, and an easy 20-minute commute to downtown Calgary, this home offers the perfect blend of



lifestyle, location, and comfort. Don't miss this rare opportunity to live in an established, amenity-rich community with room to grow. Book your private showing today!

Built in 2011

### Essential Information

MLS® #	A2216592
Price	\$839,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,141
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	122 Auburn Glen Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0N2

### Amenities

Amenities	Beach Access, Clubhouse, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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