

# \$725,000 - 284 Auburn Glen Manor Se, Calgary

MLS® #A2218710

**\$725,000**

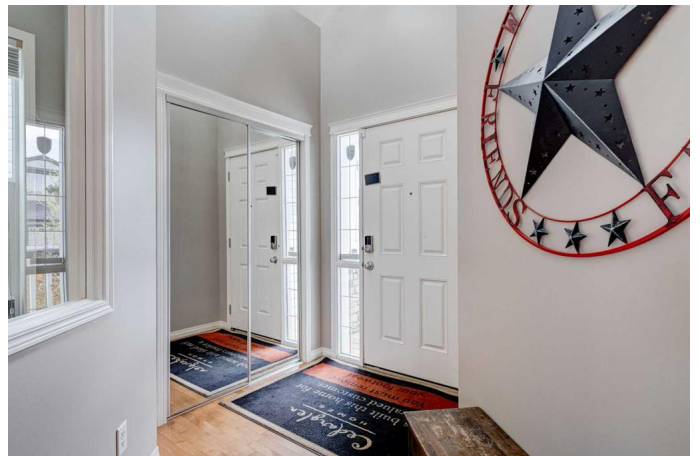
3 Bedroom, 3.00 Bathroom, 2,072 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

\*\*\*OPEN HOUSE\*\*\* May 25th from 12pm-2pm. Welcome to this beautifully appointed two-story home featuring three spacious bedrooms, in the popular lake community of Auburn Bay! As you enter, you'll be greeted by a stunning foyer that opens to the second level, creating an inviting atmosphere. The main level boasts a cozy living room with a corner fireplace, a well-designed kitchen complete with a corner pantry, an island with double sinks, and a nook that leads to a private walkout deck. Additionally, you'll find a versatile office/den, a convenient laundry/mudroom, and a half bathroom.

The upper level offers a serene master bedroom with a luxurious five-piece ensuite, which includes a skylight, a soaker tub, a separate shower, dual sinks, and a spacious walk-in closet. Two generously sized additional bedrooms provide ample space for family or guests. A remarkable 19'x14' bonus room features a south-facing 4'x10' balcony, perfect for enjoying the view, along with a four-piece main bathroom. The basement awaits your creative touch, offers a great potential floor plan for an additional bedroom, full bathroom, rec room and plenty of space for storage. Enjoy the sunny days of summer in the fully fenced and landscaped backyard or at the lake! Located close to schools, parks, playgrounds, transit, shops and restaurants. Book your viewing today!



Built in 2008

## Essential Information

MLS® #	A2218710
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,072
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	284 Auburn Glen Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0L2

## Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	28
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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