

# \$900,000 - 77 Auburn Glen Common Se, Calgary

MLS® #A2228923

**\$900,000**

4 Bedroom, 4.00 Bathroom, 2,256 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

**MOVE-IN READY!** Beautiful 4-bedroom home in the prestige lake community of Auburn Bay! This stunning home has an open concept living room, kitchen and dining room. The living room has a gas fireplace with wood mantle and is an excellent place to entertain family and friends. Upstairs has a wonderful primary bedroom with walk-in closet and 4-piece bathroom that can be your oasis. Down the hall there is 2 additional bedrooms and a huge bonus room with a balcony adjacent where you can relax. The basement has a 4th bedroom, 4-piece bathroom, storage room and an undeveloped space that can be your next project. The south facing backyard has a large deck, low maintenance landscaping and mature trees. Only 2 blocks from Lake Shore School and 3 blocks from Auburn Bay School. Close to Auburn Bay Shopping District, South Health Campus. transit, all major routes and so much more. This one will not last long, book your showing today!

Built in 2009

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2228923  |
| Price      | \$900,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,256       |
| Acres          | 0.10        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 77 Auburn Glen Common Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M0N2                   |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | None                                |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Stove |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle, Blower Fan, Tile  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Street Lighting, Low Maintenance Landscape, Rectangular Lot |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingle     |
| Construction | Stone, Vinyl Siding |
| Foundation   | Poured Concrete     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 53              |
| Zoning         | R-G             |
| HOA Fees       | 509             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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