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**Century 21 Bamber Realty Ltd**  
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**T2T 0E3**

**79 Auburn Glen LANE SE, Auburn Bay, Calgary, Alberta, T3M 0P9, Ca**

**MLS®# A2047527**



<b>Property Value</b>	\$774,900
<b>Type</b>	Detached
<b>Style</b>	2 Storey
<b>Basement</b>	Full, Partially Finished
<b>Parking</b>	Double Garage Attached
<b>Year Built</b>	2010
<b>Living Area</b>	2,315.05 sq.ft.
<b>Lot Frontage</b>	40.22 ft
<b>Lot Size Area</b>	4,316 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3 full & 1 half

## Description

Nestled in the coveted community of Auburn Bay, this stunning 4 bed/3.5 bath home offers an upgraded lifestyle like no other. Situated on a quiet lane and surrounded by lush greenery, this home is just steps away from parks and schools, making it an ideal spot for growing families. Upon entering the front door you'll be greeted by a open flex den area that's perfect for a home office or kids' play area. Continue into the expansive open-concept entertaining area, and you'll find yourself bathed in natural light from the large windows. The chef's kitchen features a large island, floor-to-ceiling cabinetry, and high-end stainless-steel appliances, while the adjacent dining area and cozy living room with fireplace offer a comfortable and inviting space for family and friends. The walkthrough pantry leads to a spacious mudroom complete with custom millwork and tons of storage. Finishing this floor you will find a 2-piece powder room and access to the garage. Upstairs, you'll discover a well-appointed primary bedroom, recently upgraded with new paint and lighting, a 5-piece bath and custom walk-in closet that conveniently leads to the laundry room with new premium washer/dryer. The upper level also includes two good-sized bedrooms, a 4-piece bath, plus a large bonus room perfect for relaxing in the evening.

The lower level is partially developed, with an additional bedroom, a 4-piece bath, and the large flex room is ready for your personal touch to add even more space to entertain. Other upgrades include extended floor plan in the great room and bonus room, larger windows, air conditioning, and 9-foot ceilings with 8-foot doors. Outside, enjoy the sunshine in the southwest professionally landscaped yard where you'll find a beautiful stamped concrete patio and pergola, perfect for alfresco dining or just relaxing in the sun. The oversized garage is a dream with an extra 2 feet in width and depth, as well as an oversized 8' x 16' door as well as a ton of storage.

With lake access and proximity to all the fantastic amenities that Auburn Bay has to offer, this home truly has it all. Don't miss your chance to live in luxury and make this house your forever home.









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