

# \$875,000 - 77 Auburn Glen Common Se, Calgary

MLS® #A2228923

## \$875,000

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 with Lake Access! 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 Beach Club, 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	\$875,000
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	Kitchen Island, No Animal Home, Granite Counters, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Microwave Hood Fan
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	Low Maintenance Landscape, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	98
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Hope Street Real Estate Corp.
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