



## 116 Auburn Glen Heights Calgary Alberta

\$735,000

Welcome to this immaculate 3 bedroom, 2.5 bathroom home in the upscale community of Auburn Bay. This home truly has it all and is a unique opportunity to own a home that not only backs on to the Auburn Ave pond playground and green space but is steps away from Prince of Peace School. Curb appeal, a small garden and low maintenance landscaping greet you as you proceed to your front door. As you enter you will notice fresh paint and your gorgeous wood floors throughout bringing you into your open concept layout that first starts with your kitchen. Stainless steel appliances, granite counters, massive island and a corner walk through pantry create a chef's dream kitchen that is open to your large living room with beautiful gas fireplace and your dining room that is perfect for entertaining or for quiet family dinners and offers you an amazing view of the green space that your new home backs on to. Your backyard is large and offers you an extended deck as well as access to pathways that lead you to the playground and quaint little pond. Your main floor is finished with an office with remarkable french doors and a main floor powder room before heading upstairs. Your massive bonus room tops the garage area before heading to the good size second and third bedrooms before heading into your primary suite. Your bedroom offers you ample size for a king bed plus furniture and has a spa style ensuite bathroom complete with glass walk in shower with rain shower head, soaker tub, granite vanity and opens to your huge walk in closet. The basement is partially developed and is a canvas for you to create what ever suites you and your family. Do not miss out on your chance to own the perfect home for you and your family in one of the most sought after communities in Calgary. (id:6769)

Other 5.08 Ft x 10.25 Ft  
Kitchen 10.00 Ft x 13.50 Ft  
Dining room 8.00 Ft x 9.92 Ft  
Living room 14.00 Ft x 14.92 Ft  
Office 8.75 Ft x 8.92 Ft  
Laundry room 6.67 Ft x 8.00 Ft  
Other 4.00 Ft x 6.58 Ft

2pc Bathroom 4.75 Ft x 5.00 Ft  
Primary Bedroom 11.92 Ft x 14.42 Ft  
Bedroom 8.75 Ft x 11.00 Ft  
Bedroom 9.75 Ft x 10.25 Ft  
Bonus Room 13.58 Ft x 17.92 Ft  
4pc Bathroom 4.92 Ft x 8.75 Ft  
4pc Bathroom 8.25 Ft x 9.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.justinhavre.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)