



## 175 Auburn Glen Drive Calgary Alberta

\$839,900

Tucked on a desirable corner lot in the heart of Auburn Bay, this beautifully updated and meticulously maintained two-storey home with a double front-attached garage offers the ideal blend of comfort, functionality, and timeless design, just steps from schools, parks, and the year-round amenities of this sought-after lake community. From the moment you step inside, you'll notice the care and pride of ownership throughout. This pet-free, smoke-free home is in pristine condition and features thoughtful upgrades that enhance both style and livability. The main floor offers a bright, open-concept layout anchored by 9-foot ceilings, oversized windows, and rich engineered hardwood floors. The living room centers around a gas fireplace with a tile surround and custom wood mantle, creating a cozy focal point for relaxing evenings at home. The kitchen is both stylish and highly functional, featuring ceiling-height white cabinetry, quartz countertops, stainless steel appliances, a spacious island with breakfast bar, glass tile backsplash, and a corner pantry offering plenty of storage. The adjacent dining area is filled with natural light, framed by large windows and offering direct access to the newly refreshed, lush backyard, perfect for morning coffees or weekend barbecues. Also on the main level is a versatile home office or den, a well-appointed powder room, and a laundry and mudroom combination with convenient garage access. Upstairs, a sunlit bonus room with oversized windows provides the perfect space for movie nights, a playroom, or a second living area. The primary suite is a peaceful retreat, complete with a large walk-in closet, an additional wardrobe, and a luxurious five-piece ensuite with dual sinks, quartz counters, a deep soaker tub, private water closet, and separate shower. Two additional bedrooms, a full bathroom with an extended banjo-style quartz counte...

Bonus Room 19.00 Ft x 15.50 Ft

Primary Bedroom 13.42 Ft x 18.67 Ft

Bedroom 11.08 Ft x 9.92 Ft

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5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Furnace 10.75 Ft x 9.25 Ft

3pc Bathroom Measurements not available

Living room 11.50 Ft x 14.67 Ft

Dining room 13.42 Ft x 9.50 Ft

Kitchen 13.42 Ft x 14.67 Ft

Den 10.50 Ft x 8.92 Ft

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Listing Presented By:



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Recreational, Games room 23.67 Ft x 14.25 Ft

Laundry room 10.42 Ft x 5.92 Ft

Bedroom 12.33 Ft x 9.17 Ft

2pc Bathroom Measurements not available