



191 AUBURN GLEN Drive Calgary Alberta

\$784,900

WELCOME to this IMMACULATE, AIR-CONDITIONED; 2 STOREY HOME w/2925.50 sq ft of DEVELOPED LIVING SPACE incl/ATTACHED DOUBLE HEATED GARAGE (EPOXY FLOOR/HUSKY CABINETRY), a 6'6" X 5'4" BALCONY, a 12'6" X 11'7" DECK, a 15'10" X 15'10" FIREPIT PATIO, a 7'5" X 7'5" HOT TUB PAD - all on a 4294 sq ft LOT; in the COMMUNITY of AUBURN BAY!! This 4 Bedroom, 2 - Four Pc incl/En-suite, a Two Pc, + Three Pc Bathrooms; also has a 9'9" X 8'0" FLEX ROOM, + a 10'6" X 6'0" EXERCISE AREA. We start w/GREAT CURB APPEAL incl/GEMSTONES LIGHTING, Low Maintenance Landscaping, Garage, + COZY Front Porch. Inside the INVITING Foyer w/OPEN CONCEPT LIVING SPACE, + NEUTRAL TONES throughout, GORGEOUS WALNUT HARDWOOD FLOORING, + CERAMIC TILE. A 2 Pc Bath, a 12'4" X 11'0" DEN/OFFICE that can also be used for MUSIC/PLAY AREA. The LARGE LIVING ROOM w/GAS FIREPLACE that is PERFECT for RELAXING by the Fire, Reading a Book, + ENTERTAINING. The DINING ROOM will hold a FAMILY/FRIENDS GATHERING for those COZY Dinners. Both have HUGE WINDOWS for NATURAL LIGHT. The door leads out to the deck from the Dining Area. The KITCHEN has BEAUTIFUL WHITE CABINETRY, KITCHEN ISLAND w/BREAKFAST BAR, GRANITE COUNTERTOPS, TILED BACKSPLASH, SS APPLIANCES incl/NEWER Refrigerator, + NEW Pendant Lighting to give an ELEGANT, + CLEAN LOOK. A WALK-THROUGH PANTRY w/STORAGE that leads to the CONVENIENT 8'3" X 8'1" LAUNDRY/MUD ROOM just off the Garage. On the Upper Floor, is mostly Carpet incl/PRIMARY BEDROOM that is a GREAT SIZE to fit PLENTY of Furniture, a 4 Pc EN-SUITE Bath incl/GLASS SHOWER, TILED BACKSPLASH, + FLOORING, w/SEPARATE TOILET AREA. The WALK-IN CLOSET is BIG so it will add EXTRA STORAGE. The TILED 4 Pc Bath w/WHITE CABINETRY, 2 more LARGE Bedrooms (1 has a WALK-IN CLOSET), a 17'11" X 11'11" BONUS ROOM w/WINDOWS that makes it look MASSIVE, + BRIGHT. The door leads out to the Balcony that has ROOM for SEATING. ENJOY that...

Bonus Room 17.92 Ft x 11.92 Ft

Primary Bedroom 14.92 Ft x 12.92 Ft

Other 9.67 Ft x 5.67 Ft

4pc Bathroom 9.83 Ft x 9.42 Ft

Bedroom 16.17 Ft x 8.00 Ft

Other 9.75 Ft x 8.00 Ft

Other 10.50 Ft x 6.00 Ft

3pc Bathroom 8.00 Ft x 5.00 Ft

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Bedroom 11.42 Ft x 9.17 Ft
Other 4.58 Ft x 4.08 Ft
Bedroom 12.00 Ft x 9.50 Ft
4pc Bathroom 9.42 Ft x 4.92 Ft
Other 6.50 Ft x 5.33 Ft
Family room 15.33 Ft x 15.17 Ft

Furnace 9.58 Ft x 7.50 Ft
Living room 15.92 Ft x 15.58 Ft
Kitchen 12.17 Ft x 9.00 Ft
Dining room 11.92 Ft x 9.50 Ft
Pantry 9.75 Ft x 4.08 Ft