



199 Auburn Glen Drive Calgary Alberta

\$749,900

Stunning Detached Home in Auburn Bay | Backing Onto Green Space | Nearly 3,000 Sq.Ft. of Living Space!

Welcome to this beautiful single-family detached home in the heart of Auburn Bay—a true gem that showcases pride of ownership by its first and only owner! Offering close to 3,000 sq. ft. of developed living space, this home backs onto green space with no neighbours behind, giving you added privacy and a touch of downtown views. The main floor offers Soaring ceilings and a spacious foyer with rich hardwood flooring throughout. Elegant dining room, gourmet kitchen, cozy family room, and private home office—perfect for remote work! The kitchen boasts beautiful 3 1/4-inch granite countertops, plenty of cabinetry, and fully upgraded stainless steel appliances: hood range, electric cooktop, built-in microwave and oven, dishwasher, and refrigerator. A corner pantry and large island with double sink make it ideal for entertaining. Open-concept family room with a beautiful fireplace and large windows flooding the space with natural light. Bright dining area easily fits an 8-person table and leads to the large deck with a gas line for BBQ and easy access to a beautiful, massive and private back yard with a benefit of low maintenance landscaping! 2-piece powder room and a generously sized laundry room with tile flooring, connecting to the oversized double attached garage. The second floor boasts it with carpet throughout with an impressive bonus room filled with natural light—ideal for a media room or play area. Spacious primary bedroom with great privacy and partial downtown views, easily accommodates a king-sized bed. A large walk-in closet and luxurious 5-piece ensuite with double vanity, granite countertops, soaker tub, and stand-up shower. Two additional good-sized bedrooms with large windows and space for queen beds and A 4-piece main bathroom with granite countertop...

Bonus Room 18.92 Ft x 15.42 Ft
Primary Bedroom 13.58 Ft x 16.33 Ft
Bedroom 11.17 Ft x 12.25 Ft
Bedroom 11.17 Ft x 9.92 Ft
5pc Bathroom 11.17 Ft x 8.67 Ft
4pc Bathroom 4.83 Ft x 8.00 Ft

Family room 16.17 Ft x 15.25 Ft
Recreational, Games room 23.75 Ft x 14.25 Ft
Office 10.50 Ft x 8.92 Ft
Living room 13.50 Ft x 14.67 Ft
Kitchen 14.33 Ft x 14.67 Ft
Dining room 13.42 Ft x 7.58 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

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



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Bedroom 12.42 Ft x 8.83 Ft
3pc Bathroom 7.42 Ft x 5.08 Ft

2pc Bathroom 5.50 Ft x 5.08 Ft
Laundry room 10.50 Ft x 5.92 Ft