



217 Auburn Glen Circle Calgary Alberta

\$849,900

Nestled in one of Calgary's most sought-after lake communities of Auburn Bay, this extraordinary 2 storey home offers over 3,140 sq ft of unbeatable living space. This 4 Bedroom, 3.5 Bathroom home has all the bells & whistles! Sitting on a massive corner lot, this home is bathed in natural light and offers ample parking for visitors. The exterior features impressive Gemstone lighting enhancing curb appeal. The tree-lined backyard transforms into a private oasis during the warmer months, creating a natural privacy wall. An entertainer's dream with a deck, concrete patio, and lush landscaping. Inside, the main floor features soaring 9 ft. ceilings, grand 8 ft. doors, LVP flooring and architectural arches throughout, creating an open and inviting ambiance. At the heart of the home is the stunning kitchen, featuring a large central island, quartz countertops, shaker-style full ceiling-height cabinets, and a full set of stainless steel appliances including a gas stove. The kitchen overlooks the living room with a cozy gas fireplace and is filled with natural light from numerous windows. A dream walkthrough pantry & mudroom is directly accessible from the garage & kitchen, adding practicality, while french doors open to a bright office near the front door. The dining room is complemented by sliding glass doors to a tiered deck. Moving to the upper level you'll find the sleeping quarters. Highlights include vaulted ceilings in the large bonus room, upper-level laundry room, conveniently connected to the oversized master walk-in closet, and 3 generously sized bedrooms including the primary bedroom & 4 pc ensuite. Finishing off the upper floor is an additional 4 pc bathroom complete with a soaker tub & linen closet. The fully finished basement continues with 9-ft. ceilings and includes an in-law suite, perfect for guests or extended family. Offering a kitchenette, massive ...

4pc Bathroom 10.92 Ft x 7.00 Ft
 Other 8.83 Ft x 8.75 Ft
 Bedroom 10.92 Ft x 11.33 Ft
 Recreational, Games room 23.92 Ft x 13.33 Ft
 Furnace 8.83 Ft x 11.25 Ft
 2pc Bathroom 4.83 Ft x 5.25 Ft

Office 10.50 Ft x 11.67 Ft
 4pc Bathroom 10.00 Ft x 5.25 Ft
 4pc Bathroom 10.50 Ft x 10.83 Ft
 Bedroom 10.00 Ft x 11.00 Ft
 Bedroom 10.67 Ft x 11.83 Ft
 Bonus Room 18.17 Ft x 17.08 Ft

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Dining room 10.58 Ft x 9.00 Ft

Kitchen 10.25 Ft x 14.17 Ft

Living room 14.83 Ft x 21.33 Ft

Other 6.00 Ft x 8.50 Ft

Laundry room 10.00 Ft x 5.50 Ft

Primary Bedroom 14.08 Ft x 16.08 Ft

Other 10.58 Ft x 4.50 Ft