



86 Auburn Glen Circle Calgary Alberta

\$777,777

Welcome to this Auburn Bay gem, perfectly tucked away on a quiet street, just steps from the lake. With 4 bedrooms, 3.5 bathrooms, and over 3247 sq feet of living space, this home is all about comfort, function, and everyday enjoyment. One of the highlights of this property is its impressive energy efficiency. A 4kWh solar panel system helps keep utility costs low, averaging just \$80 per month in the spring and summer and rarely more than \$400 even in the coldest winter days. Combined with excellent insulation, the home stays comfortable year-round without the price tag. Everyday luxuries are also built in, including a water softener and a tankless hot water heater, making daily routines that much more enjoyable. The primary suite is the perfect escape, offering 212 square feet of space, dual walk-in closets, and a spa-inspired ensuite with a separate soaker tub and shower. Each of the secondary bedrooms are large, providing bright and private spaces for family or guests. A main-floor office faces southwest, allowing you to enjoy Calgary's stunning sunsets while working or relaxing. At the heart of the home is a kitchen, complete with a granite island, breakfast bar, and walk-in pantry. The open layout flows seamlessly into the dining and living areas and out onto the deck, creating the perfect environment for family dinners, casual evenings, or summer barbecues. The garage goes beyond simple parking, offering an organized and functional space with room for tools, bikes, sports equipment, and more, all without ever feeling cluttered. The fully finished basement adds even more versatility, complete with its own bedroom, living room, kitchen, office, and dedicated storage. Whether you're hosting guests, accommodating extended family, or exploring rental potential, the lower level offers endless options. Outside, a backyard shed provides extra storage for all the item...

4pc Bathroom 7.83 Ft x 5.50 Ft

Bedroom 11.75 Ft x 12.75 Ft

Kitchen 18.50 Ft x 6.92 Ft

Office 10.25 Ft x 8.83 Ft

Recreational, Games room 17.75 Ft x 17.50 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft

Living room 14.08 Ft x 18.08 Ft

Other 10.17 Ft x 7.42 Ft

5pc Bathroom 12.58 Ft x 5.50 Ft

5pc Bathroom 12.58 Ft x 10.25 Ft

Bedroom 12.58 Ft x 14.08 Ft

Bedroom 14.00 Ft x 10.08 Ft

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Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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Dining room 13.00 Ft x 13.58 Ft

Foyer 13.92 Ft x 9.50 Ft

Kitchen 13.00 Ft x 10.50 Ft

Laundry room 9.83 Ft x 7.75 Ft

Office 9.92 Ft x 9.25 Ft

Primary Bedroom 14.00 Ft x 16.08 Ft