



99 Auburn Glen Green Calgary Alberta

\$825,000

The Perfect Family Home in a Welcoming, Family-Friendly Lake Community! This thoughtfully designed family home with gemstone exterior lighting is located on a quiet, kid-friendly street in a sought-after lake community. Just a block away from one school and within easy walking distance to two more, this home is perfect for families looking to settle in a community known for its excellent educational options and family-focused amenities. Featuring four spacious bedrooms and 2.5 baths, this fully finished home provides ample room for your growing family. Plus, with roughed-in plumbing for a future full bathroom in the lower level, there's even more potential to customize the space as your family's needs evolve. On the upper floor, you'll find three generous bedrooms and a versatile bonus room, perfect for family movie nights, a play area for kids, or even a quiet reading nook. Its open layout provides flexibility to adapt as your family's needs change, offering a great space for creativity, relaxation, or homework time. The heart of the home is the open-concept main floor, where 9ft ceilings and a gas fireplace create a warm and inviting atmosphere. The bright, modern white kitchen is perfect for family gatherings, featuring a large island, premium Bosch fridge and dishwasher, and plenty of workspace. The kitchen flows seamlessly into the dining and living areas, making it the ideal spot for entertaining or everyday family meals. Additionally, a versatile front flex room can easily serve as a home office, playroom, or cozy sitting area. The finished lower level includes a fourth bedroom, along with a large recreation room/games area—perfect for movie nights, playdates, or teen hangouts. The fully landscaped yard, complete with a deck and fence, offers a sunny, south-facing outdoor space for family BBQs and outdoor fun. Located in a vibrant lake community, this home ...

Family room 25.83 Ft x 12.58 Ft

Bedroom 13.17 Ft x 13.17 Ft

Other 9.17 Ft x 6.92 Ft

Storage 13.17 Ft x 12.33 Ft

Foyer 6.25 Ft x 5.25 Ft

Other 8.92 Ft x 8.92 Ft

Dining room 12.67 Ft x 10.00 Ft

2pc Bathroom 4.92 Ft x 4.83 Ft

Other 8.58 Ft x 7.92 Ft

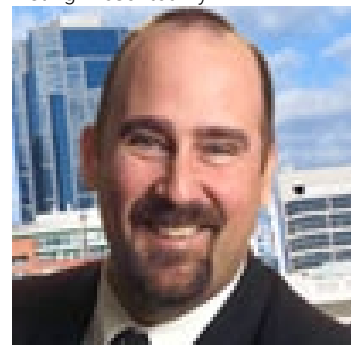
Primary Bedroom 14.50 Ft x 13.17 Ft

4pc Bathroom 12.92 Ft x 10.42 Ft

Bedroom 11.17 Ft x 9.92 Ft

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Kitchen	13.75 Ft x 8.50 Ft	Bedroom	10.92 Ft x 9.83 Ft
Pantry	5.08 Ft x 4.25 Ft	4pc Bathroom	8.58 Ft x 4.92 Ft
Living room	16.92 Ft x 15.00 Ft	Bonus Room	18.92 Ft x 12.75 Ft