

**169 Auburn Glen Manor SE
Calgary, Alberta****MLS # A2224633****\$780,000**

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,209 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry, See Remarks		

Inclusions: TV Wall Mounts

Welcome to Your Dream Home in Auburn Bay! Situated on one of Auburn Bay's most sought-after streets, this exceptional home blends comfort, style, and modern convenience in one of Calgary's premier lake communities. Enjoy year-round recreation with access to the private lake—swim, paddleboard, and fish in the summer, or skate and toboggan in the winter. Perfectly located just minutes from lush parks, multiple playgrounds, five schools, South Health Campus Hospital, the YMCA Rec Centre, and the vibrant Seton shopping district, this home offers unmatched lifestyle benefits. As you step inside, you're greeted by a spacious foyer adorned with stylish shiplap walls and gleaming hardwood floors that lead into a bright, open-concept main floor. The heart of the home is the chef's kitchen, thoughtfully designed with newly upgraded stainless steel appliances, elegant backsplash, abundant cabinetry, and a large island with custom cabinets and stunning new quartz countertops—a true culinary haven. Adjacent to the kitchen, the sunlit dining area and expansive great room provide the perfect space for hosting family and friends. A dedicated main floor den adds flexibility, making it ideal for a private home office or study. Upstairs, you'll find a well-designed layout featuring three generous bedrooms and a bright bonus room—perfect for movie nights or casual family gatherings. The spacious main bath for the kids includes plenty of storage and counter space, while the serene primary suite easily accommodates a king-size bed and additional furniture. The luxurious ensuite includes ceramic tile, a large soaker tub, and ample space to get ready for the day in comfort. Set on a large pie-shaped lot, the fully landscaped backyard is your personal retreat. It includes a generous deck with a private seating area, a BBQ patio, and ample green

space—ideal for a trampoline, garden, or future hot tub. With no rear neighbors, you’ll enjoy privacy and peace in your outdoor oasis. Additional upgrades and features include: Central Air Conditioning, New Furnace, New Washer & Dryer, New Hot Water Tank and New Stove & Fridge. When you move to Auburn Bay, you’re not just upgrading your home—you’re elevating your lifestyle. Don’t miss the opportunity to make this remarkable property yours. Book your private showing today and fall in love with your new home!