

# \$774,900 - 94 Auburn Glen Common Se, Calgary

MLS® #A2236460

**\$774,900**

4 Bedroom, 4.00 Bathroom, 2,223 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Incredible value in this beautifully upgraded home, perfectly situated on a quiet cul-de-sac in the heart of Auburn Bay! Located on a massive pie shaped lot with sunny southwest exposure and an oversized double garage, this property offers over 3,000 SF of developed living space; all within walking distance to public and Catholic elementary schools. Step inside and be welcomed by rich hardwood floors, a stunning chef's kitchen featuring granite countertops, stainless steel appliances, a large corner pantry, and an island with eating bar. The bright dining nook opens to the huge backyard and deck, ideal for family gatherings or soaking in the sun. The spacious great room is anchored by a cozy gas fireplace, while the adjacent den/flex room offers the perfect space for a home office or formal dining. Upstairs, you'll find a large bonus room flooded with natural light and access to a private balcony. The primary suite is a showstopper, offering a walk in closet and a spa inspired 5 piece ensuite with dual sinks, extended glass shower, and a deep soaker tub. Two additional bedrooms, both with walk in closets, a full 4 piece bath, and a convenient upper floor laundry room complete the level. The professionally finished basement adds even more space with a generous recreational room showcasing new vinyl plank flooring, complete with a built in bar, a 4th bedroom, and a 3 piece bathroom; perfect for guests or teens. Located just minutes from Auburn Bay Lake, Seton shops, the South Health Campus,



the YMCA, restaurants, theatre, and countless amenities, this home truly offers the best of lake community living with the space and location every family dreams of. Donâ€™t miss this opportunity-check out the video in media and book your private showing today!

Built in 2010

### Essential Information

MLS® #	A2236460
Price	\$774,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,223
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	94 Auburn Glen Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0N2

### Amenities

Amenities	Beach Access, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

### Interior

Interior Features	Closet Organizers, Granite Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Landscaped, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	52
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.