

# \$715,000 - 134 Auburn Glen Circle Se, Calgary

MLS® #A2233244

**\$715,000**

3 Bedroom, 3.00 Bathroom, 2,156 sqft  
Residential on 0.10 Acres

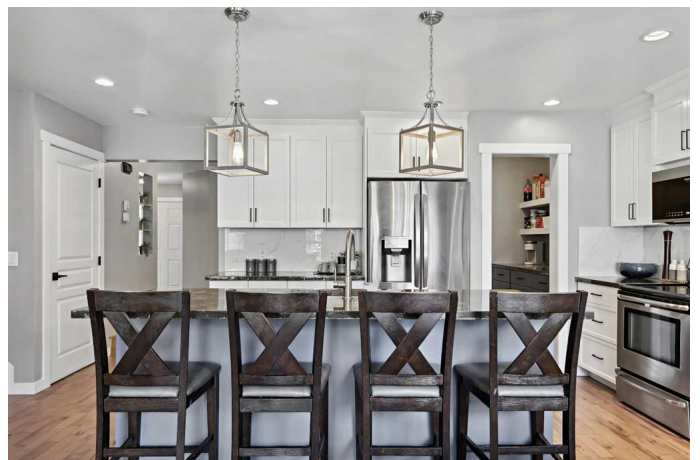
Auburn Bay, Calgary, Alberta

\*\*\*Open houses July 5, 2025 Sat 1-4pm and July 6, 2025 Sunday 11-2pm \*\*\*Don't miss your opportunity to enjoy the best of lakeside living at 134 Auburn Glen Circle, located in the heart of Auburn Bay, one of Calgary's most sought-after lake communities. Centered around a stunning private lake, Auburn Bay offers year-round recreation from sunny beach days and paddle boarding in summer to skating and winter festivities when the snow falls.

At the heart of the community is Auburn House, where residents enjoy exclusive access to events, fitness programs, and activities that keep families active and connected all year long.

Just minutes from your door, you'll find everything you need in Mahogany Village Market and Seton Urban District groceries, boutique shopping, and award-winning restaurants like Chairman's Steakhouse and Alvin's Jazz Club. Watch the latest films at the VIP Cineplex Theatre, stay fit at the Seton YMCA, and enjoy seamless access to Stoney Trail, Deerfoot Trail, and the South Health Campus for added peace of mind.

Step inside this thoughtfully upgraded home, with over \$50k in upgrades, and discover comfort, style, and space designed with family living in mind. The open-concept main floor boasts rich hardwood floors, a chef-inspired



kitchen with concrete countertops, custom cabinetry, and a walkthrough pantry. The spacious living and dining areas offer the perfect setting for both entertaining and quiet nights in.

Upstairs, a private movie bonus room invites cozy evenings, while a built-in rock climbing wall adds a fun and unique twist the whole family will love.

Outside, your backyard oasis awaits—featuring a new composite deck, ideal for summer BBQs, fireside gatherings, or enjoying your morning coffee in peace. There's room to relax, play, and entertain all season long.

With Auburn Bay Elementary and Lakeshore School just around the corner, plus parks, playgrounds, and the lake only steps away, this home offers the ultimate blend of lifestyle and location.

134 Auburn Glen Circle isn't just a house—it's your gateway to the vibrant, family-focused, and adventure-filled lifestyle that Auburn Bay is known for.

Built in 2009

### **Essential Information**

MLS® #	A2233244
Price	\$715,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,156
Acres	0.10
Year Built	2009

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	134 Auburn Glen Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0K9

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Dog Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	19
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office      eXp Realty

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