

# \$795,000 - 28 Auburn Glen Close Ne, Calgary

MLS® #A2262247

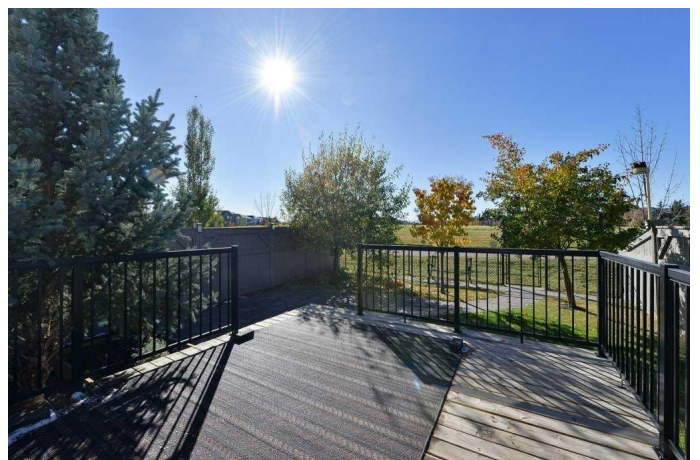
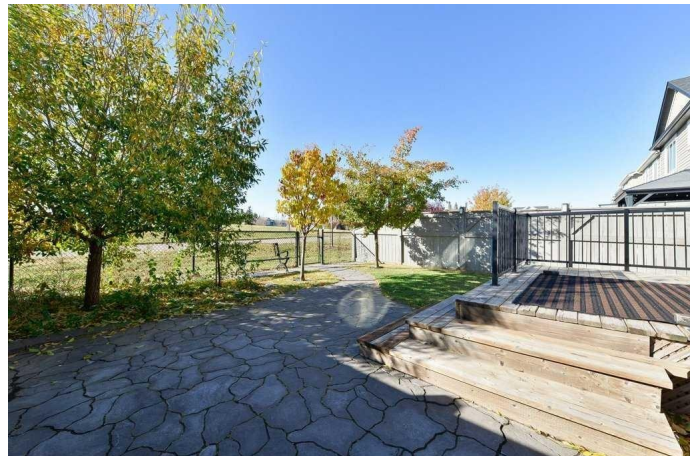
**\$795,000**

4 Bedroom, 4.00 Bathroom, 1,897 sqft

Residential on 0.08 Acres

Auburn Bay, Calgary, Alberta

JUST LISTED! In the highly sought-after LAKE COMMUNITY of Auburn Bay! Join us for an OPEN HOUSE on SUNDAY, OCTOBER 19th from 1:30 to 3:30 p.m. This exceptional former Jayman Showhome BACKS onto tranquil GREENSPACE with no rear neighbors and is just a short walk to schools, parks, and year-round lake activities. Flooded with natural light, the home features a chef-inspired Kitchen with a massive island, stainless steel appliances, and a spacious pantry. The adjacent Great Room offers a cozy linear fireplace and serene views, while the open-concept Dining area provides seamless access to the deck for easy BBQing and entertaining. Stunning custom window coverings elevate this space. A discreet Powder Room completes the main level. Upstairs, the Bonus Room is perfect for relaxing with a book, watching TV, or playing games. The Primary Bedroom is a peaceful retreat overlooking the greenbelt, complete with a luxurious Ensuite featuring dual sinks, an oversized tiled shower, and a generous walk-in closet. Two additional Bedrooms and a conveniently located Laundry room round out the upper level. The fully developed Basement offers a versatile Office or Guest bedroom, a full Bathroom, and a Media/Rec Room with a Wet Bar. NUMEROUS notable upgrades include: central air conditioning, HRV system with high-efficiency furnace, On-Demand hot water, a backwater preventer for reduced insurance costs, Rough In for Radon + Central



Vac, reverse osmosis water filtration, ceiling speakers, lots of built in garage storage , security system, and wall-mounted TVs. The professionally landscaped, sunny, SOUTH-WEST FACING backyard features a deck, gardens, and an automatic sprinkler system, and backs onto a scenic pathway system with access to an off-leash dog park. Enjoy all the fantastic amenities Auburn Bay has to offer, including fishing, boating, tennis, pickleball, skating, hockey, a beach splash park, paddleboarding, and more " PLUS close proximity to shopping, restaurants, and community programs. This is a rare opportunity to own a beautifully upgraded home in one of Calgary's most vibrant and family-friendly neighborhoods. Don't Miss it!

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262247    |
| Price          | \$795,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,897       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 28 Auburn Glen Close Ne |
| Subdivision | Auburn Bay              |
| City        | Calgary                 |
| County      | Calgary                 |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3M 1P6 |

### Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Parking, Picnic Area, Playground, Recreation Facilities, Recreation Room, Boating, Racquet Courts |
| Parking Spaces | 4                                                                                                                          |
| Parking        | Double Garage Attached                                                                                                     |
| # of Garages   | 2                                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings                                                                              |
| Heating           | Forced Air                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                |
| Fireplaces        | Electric, Gas, Great Room                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                             |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, No Neighbours Behind, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Vinyl Siding, Wood Frame                                                                                         |
| Foundation        | Poured Concrete                                                                                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-G                |
| HOA Fees       | 509                |
| HOA Fees Freq. | ANN                |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.