

# \$749,900 - 148 Auburn Glen Heights Se, Calgary

MLS® #A2220144

**\$749,900**

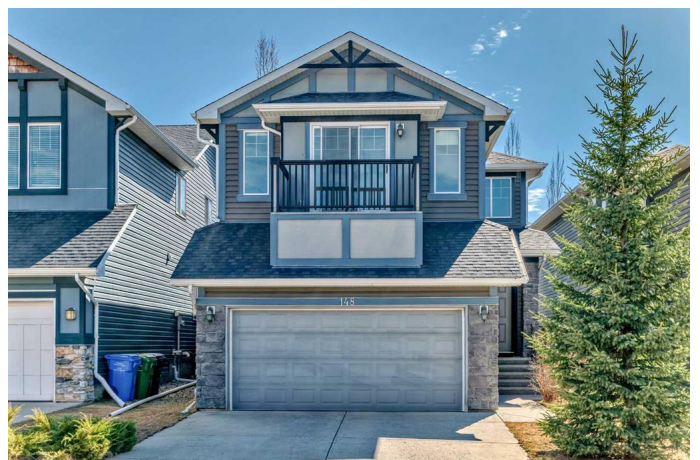
3 Bedroom, 3.00 Bathroom, 2,111 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully upgraded, SOUTH-FACING BACKYARD, first-owner home in the highly sought-after lake community of Auburn Bay. Ideally located in a quiet area, this charming 2-storey house backs onto scenic green space and is just steps from Lakeshore Middle School, Prince of Peace School, playgrounds, walking paths, and Auburn Bay Lake.

The main floor features 9-foot ceilings, hardwood floors, and a spacious kitchen with GRANITE countertops and stainless steel appliances. A bright south-facing dining nook, a cozy living room with a gas fireplace, and a flexible space perfect for a home office or piano studio complete the main level. Upstairs, you'll find a large bonus room, three spacious bedrooms, and a 4-piece bathroom with a GRANITE vanity countertop. The south-facing primary bedroom is filled with natural light and includes a luxurious 5-piece ensuite featuring dual GRANITE countertop vanities, a deep soaker tub, a glass shower, and a walk-in closet with built-ins. Additional highlights include a central A/C system (2024). The unfinished basement offers endless possibilities for future development. Outside, enjoy a private, landscaped backyard that has just been professionally spring-cleaned. Auburn Bay is known for its year-round community events, including fireworks, a Christmas parade, and a spring triathlon—making this the perfect place to call home!



Built in 2009

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2220144    |
| Price          | \$749,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,111       |
| Acres          | 0.09        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 148 Auburn Glen Heights Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 0N3                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                 |
| Cooling           | Central Air                                                                                                                                           |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony                                          |
| Lot Description   | Lawn, Rectangular Lot, Street Lighting, Flag Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Stone, Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 11th, 2025 |
| Days on Market | 4              |
| Zoning         | R-G            |
| HOA Fees       | 509            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | Everest Realty and Property Management Corp. |
|----------------|----------------------------------------------|

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.