

\$844,900 - 96 Auburn Glen Green Se, Calgary

MLS® #A2265736

\$844,900

4 Bedroom, 4.00 Bathroom, 2,264 sqft

Residential on 0.09 Acres

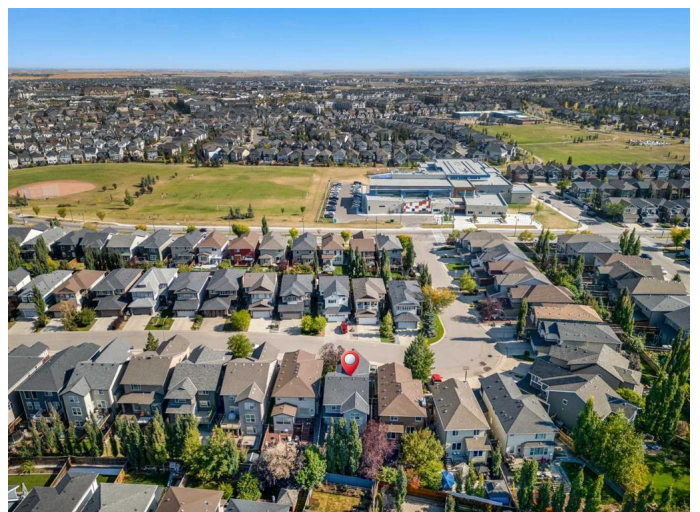
Auburn Bay, Calgary, Alberta

Welcome to 96 Auburn Glen Green SE, a beautifully crafted JAYMAN BUILT home nestled in the vibrant LAKE COMMUNITY of Auburn Bay and a 2 minute walk to Lakeshore Middle School. This impressive residence offers a thoughtful layout, premium finishes and a fully developed basement.

From the moment you arrive, youâ€™ll appreciate the curb appeal on this quiet street and the seamless blend of function and style throughout. The main level welcomes you with a private entrance, large windows, and features hardwood flooring throughout creating an inviting and warm atmosphere. A modern kitchen including BUILT IN APPLIANCES, WHITE QUARTZ COUNTERS, and central island, perfect for entertaining.

Upstairs, three generous bedrooms await, including a primary suite that offers a private retreat. With quality ensuite finishes and ample closet space, . The well-appointed secondary bedrooms share a full bathroom and are separated from the primary suite with a convenient central bonus room.

The real standout of this home is the SUNSHINE BASEMENTâ€”a finished lower level with abundant natural light, offering a spacious recreation room, a bedroom or flex space, and a wet bar ready for gatherings or casual entertaining. The lower level bath is equipped with HEATED FLOORING, delivering a touch of luxury for your daily routine. Additional features like the VacuFlow central vacuum system and automatic



IRRIGATION SYSTEM & AIR

CONDITIONING. Don't forget the fully FINISHED and HEATED GARAGE WITH EPOXY FLOORING complete the full package.

Outside, the private backyard provides a peaceful retreat for summer barbecues, outdoor play or just relaxing in the shade. With Auburn Bay lake lifestyle just minutes away, you™re positioned to enjoy parks, trails, schools, shopping and recreation all within reach.

With its combination of smart upgrades, thoughtful layout, and ideal community setting, 96 Auburn Glen Green SE is a home that checks all the boxes for today™s modern family. Don™t miss the opportunity™the space, the finishes and the location all align beautifully. Schedule your private showing today.

Built in 2011

Essential Information

MLS® #	A2265736
Price	\$844,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,264
Acres	0.09
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	96 Auburn Glen Green Se
Subdivision	Auburn Bay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M7

Amenities

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

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Recessed Lighting, Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Bar Fridge
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	MON

Listing Details

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