117 Auburn Glen Drive SE

Calgary | Active | MLS® A2326757

$835,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2011**	**2,255 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Benchmark

A closer look

** Open House Saturday Oct 24th 12p-2p **Welcome to this exceptional four-bedroom, three-and-a-half-bathroom home, perfectly positioned on a quiet street in one of Auburn Bay's most desirable enclaves. This incredible step-up home offers an outstanding blend of elegant design, premium finishes, a professionally finished basement, and an amazing west-facing lot-creating the perfect setting for family living and entertaining.

The bright, open-concept main floor is thoughtfully designed with beautiful hardwood flooring, a stunning stone-surround gas fireplace, and an expansive dining area that flows seamlessly into the heart of the home. The chef-inspired kitchen is sure to impress with quartz countertops, a massive island, peninsula breakfast bar, abundant cabinetry, pantry with built-in storage, and premium KitchenAid stainless steel appliances, including an oversized gas range, microwave/oven combination with warming drawer, dishwasher with trash compactor, and refrigerator.

Upstairs you'll find a spacious bonus room with a custom entertainment feature wall, upper-floor laundry, an office nook, and three generous bedrooms. The oversized primary retreat offers a luxurious five-piece ensuite with a soaker tub, oversized shower, double vanity, and walk-in closet with custom built-ins.

The professionally finished basement extends the living space with a large recreation room featuring a custom entertainment wall with electric fireplace, wet bar with bar fridge, fourth bedroom, and an exceptional spa-inspired bathroom complete with a custom steam shower. Kids will love the built-in jungle gym, creating a fun and unique space the whole family can enjoy.

Step outside to your private west-facing backyard oasis, beautifully designed for low-maintenance living with a composite deck, glass railings with privacy glass, putting green, concrete patio, and fire pit area-an ideal space to relax or entertain from afternoon through sunset.

Additional highlights include central air conditioning, a heated double attached garage with high ceilings and extensive built-in storage, central vacuum system, Yale smart lock, Ring doorbell camera, Telus Smart Security system, knockdown ceilings, and pot lighting throughout.

Enjoy Auburn Bay's renowned four-season lifestyle with year-round lake access, beaches, skating, parks, pathways, excellent schools, shopping, restaurants, South Health Campus, and Seton amenities just minutes away.

This is an exceptional opportunity to own a beautifully upgraded, move-in-ready family home in one of Calgary's premier lake communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326757

Bedrooms	4
Bathrooms	4
Year Built	2011
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,255 sq. ft.
Main Level Finished Area:	945 sq. ft.
Upper Level Finished Area:	1,310 sq. ft.
Below Grade Finished Area:	863 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,918 sq. ft.
Lot Frontage:	34'2"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2011 (Age: 15)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0

Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0812102
Heating:	Central, Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Electric, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Heated Garage, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit, Upper Level
HOA Fee:	$523.92
City Quadrant:	Southeast
Community:	Auburn Bay

Amenities:	Beach Access, Boating, Clubhouse, Community Gardens, Dog Park, Gazebo, Park, Parking, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Room
Appliances:	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer
Inclusions:	Cameras and Sensors, Yale Keypad, Camera Doorbell, TV Mounts, Garage Heater, Trash Compactor, Garage Refrigerator (as is), Basement affixed gym
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 12'11" × 11' ·
Main Floor	Foyer · 12'7" × 8' ·
Main Floor	Kitchen · 20'8" × 12'11" ·
Main Floor	Living Room · 18'4" × 12' ·
Main Floor	Mud Room · 11'1" × 7'3" ·
Upper Level	Bedroom · 14'11" × 10'7" ·
Upper Level	Bedroom · 11'7" × 10' ·
Upper Level	Bonus Room · 17'6" × 16'9" ·
Upper Level	Laundry · 8' × 5'6" ·
Upper Level	Office · 8' × 6'10" ·
Upper Level	Bedroom - Primary · 18' × 12'11" ·
Upper Level	Walk-In Closet · 9'3" × 5'6" ·
Lower Level	Nook · 7' × 3'1" ·
Lower Level	Bedroom · 11'1" × 10'6" ·
Lower Level	Game Room · 23'9" × 23'8" ·
Lower Level	Furnace/Utility Room · 15'6" × 9' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths

Interior Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Steam Room, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Dog Run, Garden, Private Yard
Patio And Porch Features:	Deck, Glass Enclosed, Patio
Lot Features:	Back Yard, Close to Clubhouse, Few Trees, Front Yard, Garden, Landscaped, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-1N
Listed Date:	Aug 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/117-auburn-glen-drive-se-calgary-a2326757/

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