

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

MLS® #A2220144

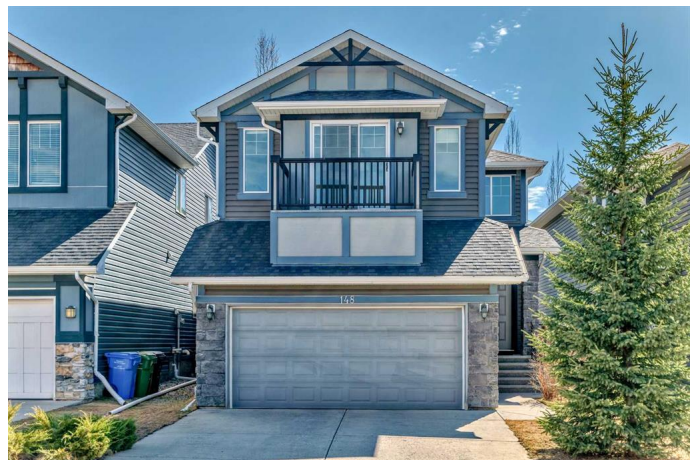
**\$749,900**

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, youâ€™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 triathlonâ€”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   | Flag Lot, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                  |
| Construction      | Stone, Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 11th, 2025 |
| Days on Market | 7              |
| Zoning         | R-G            |
| HOA Fees       | 509            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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