

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

MLS® #A2262247

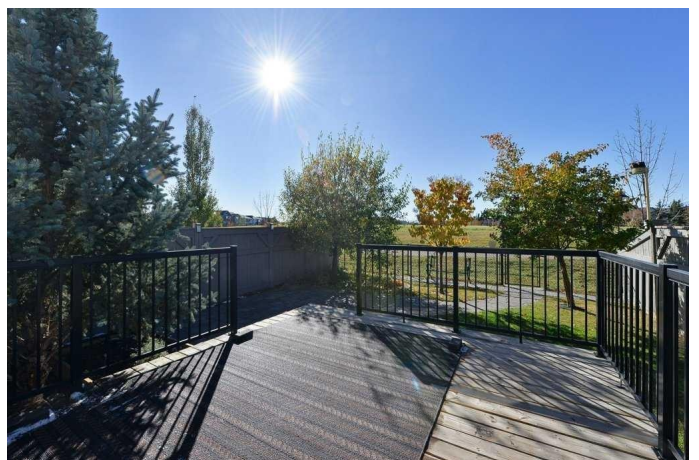
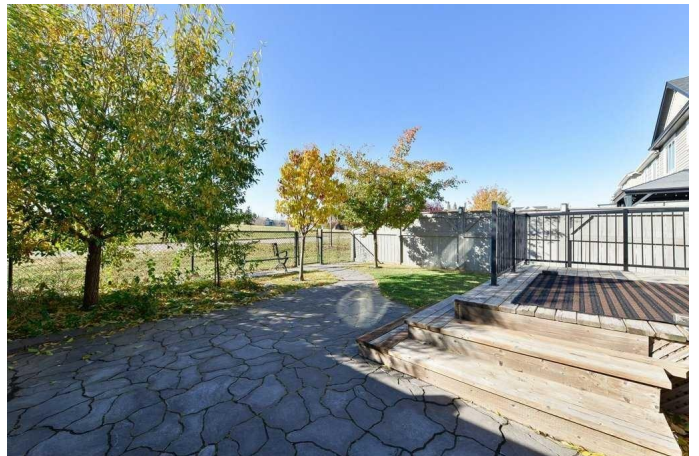
**\$795,000**

4 Bedroom, 4.00 Bathroom, 1,897 sqft

Residential on 0.08 Acres

Auburn Bay, Calgary, Alberta

Exceptional former Jayman Show Home BACKING onto tranquil GREENSPACE with no rear neighbors. In the highly sought-after LAKE COMMUNITY of Auburn Bay! Just a short walk to schools, parks, and year-round lake activities. Wall of Windows flood interior with natural light. Open Plan 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 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 Se |
| Subdivision | Auburn Bay              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 1P6                 |

## Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Parking, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room |
| 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          | 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 | 19                 |
| Zoning         | R-G                |
| HOA Fees       | 509                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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