

# \$739,900 - 207 Auburn Glen Drive Se, Calgary

MLS® #A2220173

**\$739,900**

4 Bedroom, 4.00 Bathroom, 2,177 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Welcome to 207 Auburn Glen Drive S.E. –  
This fully finished 2-storey home nestled on a quiet street with no rear neighbours, in the heart of Auburn Bay, one of Calgary’s premier lake communities offering an exceptional lifestyle for families.

With over 3,000 sq ft of air conditioned living space, this home seamlessly blends comfort and functionality in a highly desirable location.

As you step inside, you’re welcomed into a meticulously maintained home. The main floor shows off 9-foot ceilings and a spacious, open-concept layout perfect for family living and entertaining. This level features a dedicated flex room/den, a modern kitchen, a generous dining area, a cozy family room with a gas fireplace, a mudroom, walk-through pantry, and a convenient half bath.

The heart of the home is the upgraded kitchen, showcasing rich Maple cabinetry, with newer stainless steel appliances, a large island with eating bar, granite countertops, cabinet moldings, pot lighting, and a walk-thru pantry – a truly functional kitchen.

The inviting family room is highlighted by a stunning fireplace and large windows that offer views of the serene, private backyard with no rear neighbours.

Upstairs, you’ll discover a spacious



primary retreat overlooking lush green space. It includes a walk-in closet and a spa-inspired ensuite featuring dual vanities with granite counters, a soaker tub, glass shower, and private water closet. The upper level also offers two additional generously sized bedrooms, a full bath, a convenient laundry room, and a massive bonus room with a south-facing balcony.

The fully finished basement adds even more living space, with a large rec room, a generously sized bedroom, and a full 4-piece bathroom—ideal for your family or guests.

Step outside to a large deck and a fully fenced backyard that backs onto open green space—a peaceful and private setting, with no rear neighbours, perfect for family time, entertaining, or simply relaxing.

Located within walking distance to schools, parks, playgrounds, the lake, and all community amenities, and just minutes from the Seton shopping district and South Health Campus, this home offers the perfect blend of luxury and convenience.

Please check out the 3-D virtual tour link and schedule your private showing with your favourite Realtor today !

Built in 2012

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2220173  |
| Price          | \$739,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,177     |

|            |             |
|------------|-------------|
| Acres      | 0.12        |
| Year Built | 2012        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 207 Auburn Glen Drive Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 1P4                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Walk-In Closet(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Garage Control(s), Washer/Dryer, Central Air Conditioner, Gas Range, Microwave Hood Fan                         |
| Heating           | Natural Gas, Forced Air                                                                                                     |
| Cooling           | Central Air                                                                                                                 |
| Fireplace         | Yes                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                           |
| Fireplaces        | Gas                                                                                                                         |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Finished, Full                                                                                                              |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Private Yard, Dock        |
| Lot Description   | Back Yard, Greenbelt               |
| Roof              | Asphalt Shingle                    |
| Construction      | Wood Frame, Concrete, Vinyl Siding |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 6th, 2025  
Days on Market                89  
Zoning                              R-G  
HOA Fees                        509  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.