



MLS: A1020512  
 Year Built: 2010  
 Total SqFt: 2,096  
 Bedrooms: 4  
 Bathrooms: 3 Full, 1 Half  
 Parking: Double Garage Attached  
 Type: House  
 Style: 2 Storey  
 Community: Auburn Bay  
 Taxes: \$3,865.00/2019  
 HOA Fees: \$474.00/Annually

**Chris Zaharko**  
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Welcome Home to  
 76 AUBURN GLEN GREEN SE



**Chris Zaharko**  
 Associate

**ROYAL LEPAGE**  
**Benchmark**  
 INDEPENDENTLY OWNED AND OPERATED, BROKER



**Chris Zaharko**  
 Associate

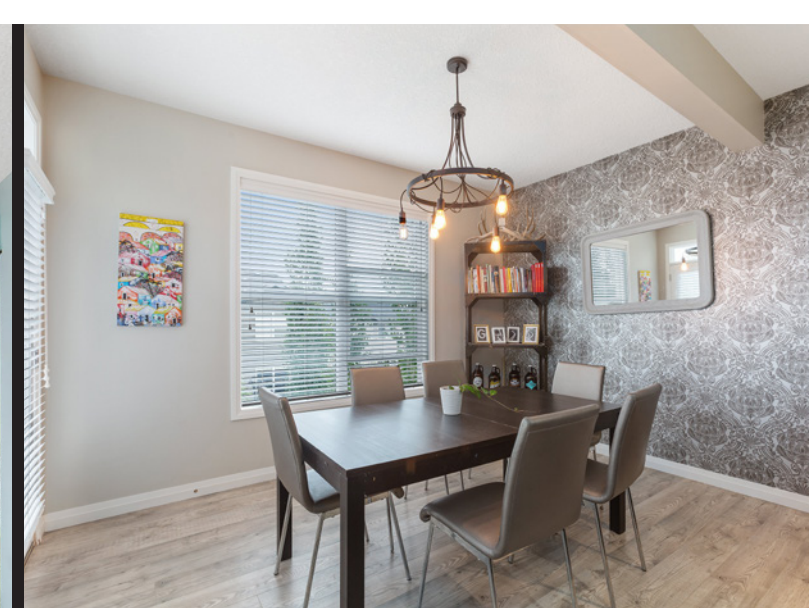
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Fully finished WALK-OUT offering over 2700 SF of living space in desirable Auburn Bay! This home will be a short walk to the new Auburn Bay Middle School (5-9). Beat the summer heat with access to the resident only beach! This 4 bedroom home is perfect for new and mature families alike. The main floor is nice and open with large windows, recessed lighting and engineered laminate floors. Opening onto the living room with cozy gas burning fire place and dining area, this Chef's kitchen offers a large pantry, breakfast bar, island, stainless steel appliances including a gas cook top, granite counters and subway tile back splash. Convenient built-in benches, storage and 1/2 bath off the garage entry. Offering mountain views, the upper level has cork flooring throughout, a 2nd living area, den, laundry room and 2 good size bedrooms. The master suite finishes off this level with a 5 PC ensuite complete with walk-in closet and soaker tub. The basement is perfect for your teenager with a 4th bedroom, 3 PC bath and family room. Plenty of outdoor living space with a balcony off the upper den, deck off the dining area and a deck from the walk out basement complete with hot tub! Playground zone will be in place with the new school. Walking distance to Mahogany Village Market. Close to the amenities at Seton and McKenzie Towne. Steps to transit. Easy access to Deerfoot Trail & Stoney Trail.

