

\$774,900 - 122 Auburn Springs Boulevard Se, Calgary

MLS® #A2196775

\$774,900

4 Bedroom, 4.00 Bathroom, 2,150 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

****OPEN HOUSE Saturday, March 15 from 12-3pm**** Shorts season is coming and living in a lake community allows you to make the most of the warmer weather! Checkout this lovely, contemporary home in the beautiful Auburn Bay that offers over 2800 square feet of living space where every member of your family will have room to grow and flourish. The spacious kitchen with breakfast bar in the island, good-sized kitchen dining area and comfortable living room are perfectly positioned to enjoy plenty of natural light all day long. There's even a formal dining room for large gatherings of friends and family that can be transformed into a main floor home office if that better suits your needs. The walk through pantry between the mudroom and kitchen offers every day convenience for bringing supplies and groceries home and the back deck/patio is easily accessed off the kitchen eating area for year-round barbequing. Upstairs you'll find 3 generously sized bedrooms as well as a bonus room that can function as a home library, music room, craft space or whatever you can imagine for your family's unique needs. Start and end each day with a bright and spacious primary bedroom designed for both comfort and function. Large enough for a king-sized bed set, it also boasts a south facing balcony, sizeable ensuite with soaker tub and an impressive walk-in closet where neither parent is compromising on storage space. The laundry room is close by so no need to haul clothes from the basement



and ladies there's even a 'must see' flex space perfect for a make up table! The kids rooms are large enough for double or queen-sized beds plus desk and storage space and they'll have their own 4-piece bathroom too. This exceptional home comes with developed basement so head downstairs and you'll find a 4th bedroom and another full bath, private enough for your teen or guests. Of course the kids and guests might not want to leave because a home theatre is included for hours of entertainment. New stainless steel electric range & dishwasher (both fall 2024), newer hot water tank (2021), plenty of storage space, double attached garage, fenced backyard and dog run are additional perks in your new home. Book your private showing before its gone!

Built in 2013

Essential Information

MLS® #	A2196775
Price	\$774,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,150
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	122 Auburn Springs Boulevard Se
Subdivision	Auburn Bay
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 0Z9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	4

Interior

Interior Features	Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s), Dry Bar
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Dog Run Fenced In, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	475
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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