

## 61 Auburn Springs Close SE Calgary, Alberta

**MLS # A2219235**



**\$760,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay             |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,934 sq.ft.           | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped  |               |                   |

|                    |                                  |                   |     |
|--------------------|----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Tile | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, High Ceilings    |                   |     |

**Inclusions:** Closet/wardrobe in basement, Black book shelf in basement, ADT/Telus security system equipment, cupboards/shelving in garage, window blinds.

What an incredible opportunity to own a fully finished, move-in-ready 4-bedroom home in the highly desirable, family friendly, four-season lake community of Auburn Bay! Step inside this 2657 sq ft total living space and fall in love with the open-concept main floor with hardwood flooring throughout the home, featuring a bright front den, a cozy living room with a gas fireplace, and a gorgeous kitchen showcasing timeless cabinetry, R/O, granite countertops, stainless steel appliances, a walk-through pantry/laundry area for ultimate convenience and central air conditioning for those warm summers! Upstairs, you'll find a spacious and bright bonus room, a fabulous primary bedroom with a 4-piece ensuite and walk-in closet, two generously sized bedrooms and another 4-piece bathroom. The professionally developed basement adds even more living space, with a large rec room, family room, an additional bedroom, and a full 3-piece bathroom—perfect for guests or growing families. A fully landscaped yard with irrigation in the back, a spacious deck, and fencing already done for you. New hot water tank (2025). Location is everything, and this one can't be beat! Just a short walk to Auburn Bay Lake, this home offers quick access to Deerfoot and Stoney Trail, South Health Campus Hospital, YMCA, and Seton Shopping Centre. And with K&ndash;12 schools right in the community, this is the perfect home for families eager to experience everything Auburn Bay has to offer! Auburn Bay Residents Association offers lake access for swimming, beach volleyball courts, tennis & pickleball courts, and a beautiful 13 acre park to take a leisurely stroll through, an amphitheatre as well as a fishing dock. In the winter, there is a toboggan hill, multiple ice surfaces, including 2 large hockey rinks on the ice as well as a leisure rink, along with a skating loop

around the lake! Opportunities like this don't come around often—book your private showing today and make this dream home yours!