

**22 Auburn Springs Close SE  
Calgary, Alberta**

**MLS # A2292778**



**\$729,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,902 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage		
<b>Inclusions:</b>	None		

Welcome to this fantastic one-owner family home in the highly sought-after lake community of Auburn Bay. With over 1,900 square feet of bright, functional living space, this beautiful home showcases true pride of ownership and thoughtful features designed for comfortable family living. Step inside to discover 9-foot ceilings and abundant natural light, enhanced by energy-efficient triple-pane windows. The entire home has been freshly repainted, creating a clean, move-in-ready feel. Comfort is ensured year-round with air conditioning and a HEPA-filtered furnace. The main floor offers a spacious open-concept layout ideal for everyday living and entertaining. The functional kitchen features a large island with breakfast bar, generous pantry, and flows seamlessly into the dining area, which easily accommodates a large family table. The living room is warm and inviting with a fireplace, and you'll love the morning sunlight &mdash; winter or summer! Laminate flooring throughout adds durability and style, especially important with children and/or pets. Patio doors lead to a deck that's perfect for that early morning summer reading session or coffee and to a large, fenced backyard, providing the perfect space for children, pets, and gatherings. A convenient half bath completes the main level. The carpeted upper level offers three generously sized bedrooms, a full main bathroom, and a large bonus room&mdash;perfect for family movie nights or a kids&rsquo; play area. The huge primary suite includes a large walk-in closet and a 5-piece ensuite with a deep soaker tub. The straight staircase design makes moving furniture between levels easy and practical. The unfinished basement is a bright, blank canvas, featuring large windows and a bathroom rough-in, ready for your custom development. Car enthusiasts and hobbyists will love the attached heated 3-bay garage,

with two bays side-by-side and one tandem bay—ideal for a third vehicle, seasonal storage, a workshop, or a home gym. Living in Auburn Bay means enjoying one of Calgary’s most family-friendly communities. Residents have access to the private lake with its many amenities: swimming, skating, and fishing, along with parks, playgrounds, sport courts, and scenic natural wetlands enhancing the experience of living here. Three schools are within walking distance, and you’re just minutes from shopping, dining, and recreation. This home is also close to South Health Campus, and there is easy access to major routes connecting you to downtown Calgary or weekend escapes out of the city. This is a bright, spacious, and well-cared-for home in an outstanding family community—ready for its next chapter.