

**80 Auburn Springs Boulevard SE
Calgary, Alberta**

MLS # A2292836



\$818,800

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Close to Clubhouse, Front Yard, Lake, Landscaping		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Elliptical Machine in Basement, Slat Board in Garage, Refrigerator in Garage, Electric Fireplace in Basement, Garage Door Opener, Wall Mounted TV in Kitchen

Former Cardel Show Home in the Lake Community of Auburn Bay. Walk to all school from Primary to High School. 6 Minute walk to the Lake House - Welcome to this fully finished 4-bedroom, 3.5-bathroom former Cardel show home offering 3,200 sq. ft. of beautifully designed living space in the desirable lake community of Auburn Bay. Loaded with upgrades, this stunning two-storey home features air conditioning, an in-floor heated double attached garage, and a beautifully landscaped northwest-facing backyard. The backyard includes double sliding doors off the living room for effortless indoor–outdoor flow, along with a full irrigation system that keeps your lawn looking perfect all summer long. The main floor showcases a bright open-concept layout with 9-foot ceilings, a private den, convenient main floor laundry, and a spacious great room with a cozy gas fireplace. The kitchen is beautifully appointed with beech cabinetry, granite countertops, stainless steel appliances, a peninsula island, and a huge pantry—ideal for everyday living and entertaining. Upstairs, you’ll find a generous bonus room with its own balcony, along with three spacious bedrooms. The primary suite features a walk-in closet and a luxurious 5-piece ensuite. The fully finished basement adds even more living space with a fourth bedroom and a full 4-piece bathroom, perfect for guests, teens, or extended family. As a former show home, this property is packed with upgrades including built-in speakers, Ash vogue walnut hardwood flooring, upgraded tile and carpet, and a large deck for outdoor enjoyment. Located in the sought-after lake community of Auburn Bay, residents enjoy year-round lake access and close proximity to the Calgary South Health Campus, schools, parks, shopping, restaurants, public transportation, entertainment, and quick access to Deerfoot Trail and Stoney Trail.