

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

**MLS # A2305801**



**\$859,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,500 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane, Pie S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Wired for Sound		
<b>Inclusions:</b>	NEST security hardware		

**AWESOME FAMILY HOME IN THE HEART OF BEAUTIFUL AUBURN BAY!** Offering 2,500 sq ft of thoughtfully designed living space, this inviting home is the perfect place to gather, grow, and make memories for years to come. Step inside to a large front entry that feels warm and welcoming, with plenty of room to keep busy family life organized. The core of every home is the kitchen, and this one will not disappoint. It features antique white cabinetry with full-height uppers, stainless steel appliances, walk-in pantry, granite countertops, a central island for additional prep space and storage, plus a generous eating bar for casual meals and conversation. The spacious dining area offers direct access to the newly painted 2-tier back deck, making year-round BBQs a breeze. Outside, the landscaped yard with UNDERGROUND SPRINKLERS backs onto a peaceful GREEN SPACE and community pathway&mdash;an ideal setting for kids, pets, and evening walks. The living room is designed for comfort and connection, centered around a beautiful, tiled gas fireplace. Add in the integrated speakers, and you have the perfect space for entertaining or enjoying cozy nights in. Need extra room? The OVER-SIZED garage with bike hangers easily fits larger vehicles while still offering space for storage or a workshop. Upstairs, the primary bedroom and ensuite overlook the green space and even boast a gorgeous MOUNTAIN VIEW. The bedroom is large enough to offer room for a private sitting area or home office, while the ensuite is built for comfort with HEATED FLOORS, DUAL VANITIES, 2 WALK-IN CLOSETS, a separate SHOWER, SOAKER TUB, and additional BUILT-IN STORAGE CABINETRY. You&rsquo;ll also love having an UPPER FLOOR LAUNDRY room complete with cabinetry, countertop space, and hanging storage, while two additional generously sized bedrooms, a

shared main bath, and a large bonus room, also with integrated speakers, allow kids a space to call their own. You'll appreciate year-round comfort thanks to TRIPLE PANE WINDOWS, CENTRAL AIR conditioning, and wiring for a NEST SECURITY SYSTEM. The unfinished basement is ready for your vision, featuring vapor barrier finish, egress windows, rough-ins for both a bathroom and central vac system and impressive 9-FOOT CEILINGS—creating endless possibilities for future family living space. Don't miss this opportunity to own an EXCEPTIONAL FAMILY HOME in a COVETED LOCATION within one of Calgary's most loved lake communities. Book your showing today or contact me to view!