

70 Auburn Springs Park SE Calgary, Alberta

MLS # A2354309

\$949,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,242 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Cement Fiber Board, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Hood fan, Ceiling fans, Fridge in the basement		

Framed by mature trees and opening onto serene, unobstructed views of a natural wetland and lush green space, this exceptional 4-bedroom, 4-bathroom residence is set on an expansive pie-shaped lot. Offering 3,157 square feet of meticulously developed living space, this fully finished 2-Storey home pairs bright open-concept interiors with thoughtfully designed features, including a private main-floor office, a spacious upper bonus room, and a magnificent walkout basement. Stepping inside, rich hardwood flooring flows across a sun-drenched main level designed for effortless living and entertaining. At the center of the home, the gourmet kitchen shines with sleek quartz countertops, premium stainless-steel appliances, extensive cabinetry, a walk-in corner pantry, and an expansive center island with seating. This culinary space transitions seamlessly into the dining area and an inviting living room, where a warm stone-faced fireplace with a handcrafted mantle serves as an elegant focal point. Expansive windows frame the surrounding nature, bathing the entire main floor in natural light. A dedicated home office offers a quiet retreat for remote work, while a functional mudroom featuring built-in bench seating, cubbies, and storage handles daily life with ease. Upstairs, a generous front bonus room creates a versatile secondary living area, ideal for family movie nights or quiet relaxation. The primary retreat acts as a private sanctuary, complete with a generous walk-in closet featuring custom organizers and an ensuite with a deep soaker tub, a separate walk-in shower, dual vanities, and a private water closet. Two additional well-proportioned bedrooms, a full four-piece bath, and a convenient upper-level laundry room complete the top floor. The fully finished walkout basement expands your entertaining capabilities with an expansive recreation room, a fourth

bedroom, and a full bathroom. A dedicated wet bar with custom cabinetry and abundant counter space makes hosting effortless, supported by multiple storage rooms. Outside, the backyard unfolds into a true private paradise. An expansive upper deck stretches across the back of the home, providing a front-row seat to the tranquil wetland view—perfect for morning coffee or evening dining. Steps lead down to a covered stamped-concrete patio that offers a sheltered outdoor sanctuary regardless of the weather. Beyond, a dedicated fire pit patio nestled among mature trees and lush landscaping sets the stage for cozy gatherings under the stars. Complete with year-round access to Auburn Bay Lake, nearby parks, pathways, and top-rated schools—including Prince of Peace, Auburn Bay, and Lakeshore—this home offers an exceptional lifestyle just minutes from Seton, South Health Campus, and the YMCA. For added buyer confidence and transparency, a recent home inspection report is available in the listing supplements. Book your Showing today!