



35 Auburn Springs Close Calgary Alberta

\$848,800

9FT CEILINGS THROUGHOUT THE HOME!! FULLY UPGRADED!! OVERSIZED DOUBLE ATTACHED GARAGE!! GEMSTONE LIGHTING PACKAGE FOR EXTERIOR!! 4 BEDROOMS!! 3.5 BATHROOMS!! DOUBLE-TIER DECK WITH GAZEBO-COVERED HOT TUB!! NEW GRASS IN THE BACKYARD!! OVER 3000+ SQFT OF LIVING SPACE!! Welcome to this beautifully maintained and thoughtfully designed home where rich wood beams crown the ceilings in the sought-after lake community of Auburn Bay! From the spacious foyer to the open-concept layout, this home blends comfort and elegance with room to grow. The main floor features a bright living room, stylish OVERSIZED KITCHEN with island, pantry and rich cabinetry, also a dining area that opens directly to your backyard retreat. A 2-piece bath completes the main level. Upstairs offers a smart layout with three well-sized bedrooms including the PRIMARY BEDROOM with 5-PIECE ENSUITE and walk-in closet, along with a full 4-piece bath, LAUNDRY ROOM, separate HOME OFFICE/FLEX AREA and a cozy BONUS ROOM for added living space. The FINISHED BASEMENT expands your options with a large rec room, fourth bedroom with walk-in closet, 3-piece bathroom and a generous storage area. Enjoy the comfort of central air conditioning throughout the home, keeping every season just right. Step outside to enjoy a DOUBLE-TIERED BACK DECK, complete with a GAZEBO-COVERED HOT TUB and space to relax or entertain in comfort -- all set within a fully fenced backyard. Located close to AUBURN BAY LAKE, schools, parks, shopping and amenities -- this home delivers the full package. DECK, ROOMS AND SO MUCH MORE -- THIS IS THE HOME YOU'VE BEEN WAITING FOR! (id:6769)

Primary Bedroom 13.00 Ft x 18.00 Ft

Bedroom 11.58 Ft x 9.92 Ft

5pc Bathroom 9.33 Ft x 9.92 Ft

Other 9.42 Ft x 5.50 Ft

4pc Bathroom 7.83 Ft x 5.08 Ft

Laundry room 7.58 Ft x 5.58 Ft

Office 8.00 Ft x 6.92 Ft

Recreational, Games room 14.67 Ft x 29.83 Ft

Furnace 8.83 Ft x 8.58 Ft

3pc Bathroom 8.83 Ft x 5.00 Ft

Storage 16.08 Ft x 6.83 Ft

Dining room 13.00 Ft x 8.00 Ft

Kitchen 13.00 Ft x 20.75 Ft

Living room 12.00 Ft x 21.17 Ft

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Listing Presented By:



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Real Broker

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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Family room 17.00 Ft x 17.42 Ft

Bedroom 15.00 Ft x 9.67 Ft

Bedroom 11.83 Ft x 12.00 Ft

Foyer 8.00 Ft x 9.75 Ft

2pc Bathroom 5.08 Ft x 6.75 Ft