



36 Auburn Springs Cove Calgary Alberta

\$1,199,999

Don't miss your opportunity to own this ONE-OF-A-KIND PROPERTY - Welcome to your exceptional family retreat in Auburn Bay, Calgary's premier lake community offering year-round recreation from swimming to ice skating. Nestled on a QUIET CUL-DE-SAC, this home boasts one of the largest PIE-SHAPED LOTS shaped lots in the area, featuring breathtaking POND VIEWS, DIRECT PARK ACCESS and a BACKYARD OASIS.

Thoughtfully designed to satisfy every family's needs, including, a fully finished WALK-OUT BASEMENT, and upgrades throughout, this home is a rare gem. Upon entering, you're greeted by a bright, open-concept main floor that draws you into a modern farmhouse kitchen. This chef's space features expansive GRANITE COUNTERTOPS, TROPICAL ACACIA HARDWOOD FLOORS, and ample cabinetry, making it as practical as it is beautiful. The oversized island invites family gatherings, while the dining area is framed by floor-to-ceiling triple-paned windows showcasing serene views. Step out onto your extra-wide deck with a louvered roof, perfect for shade on sunny days. This deck is the ultimate relaxation spot for enjoying your PRIVATE VIEW over the EXPANSIVE YARD AND POND. The upper level is perfectly laid out with three large bedrooms, upper floor laundry, and a spacious bonus room. The primary suite is a personal retreat with a spa-inspired ensuite that includes dual sinks, a soaking tub, and a large walk-in closet. The fully finished walk-out basement expands your living space, offering a bright and inviting family room with a WET BAR, ideal for movie nights and entertaining. A full bathroom, extra bedroom, and extra storage space complete this versatile area, which leads directly to the backyard. Outside, the backyard is a true paradise, designed to be both beautiful and functional. With nearly TRIPLE the size of a standard lot, this space is perfect for family enjoyment and relaxation....

- 4pc Bathroom 8.83 Ft x 4.83 Ft
- 5pc Bathroom 12.58 Ft x 10.67 Ft
- Bedroom 11.08 Ft x 10.08 Ft
- Bedroom 16.83 Ft x 9.92 Ft
- Bonus Room 13.92 Ft x 15.33 Ft

- Bedroom 13.42 Ft x 14.08 Ft
- Recreational, Games room 22.33 Ft x 19.25 Ft
- Furnace 11.42 Ft x 12.17 Ft
- 2pc Bathroom 4.92 Ft x 5.33 Ft
- Dining room 12.92 Ft x 11.17 Ft

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Listing Presented By:



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

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Laundry room 10.92 Ft x 5.92 Ft
Primary Bedroom 12.67 Ft x 15.08 Ft
Other 10.92 Ft x 7.17 Ft
4pc Bathroom 8.25 Ft x 4.92 Ft

Kitchen 12.92 Ft x 14.92 Ft
Living room 14.08 Ft x 15.17 Ft
Other 5.92 Ft x 9.67 Ft
Office 9.58 Ft x 9.67 Ft