



## 70 Auburn Springs Close Calgary Alberta

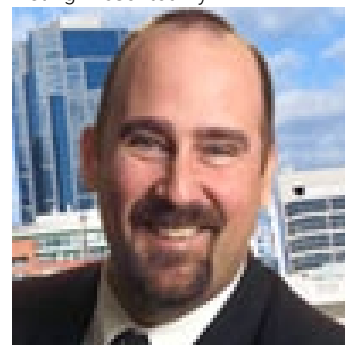
\$799,900

\*\*\*OPEN HOUSE SAT. & SUN 2-4pm\*\*\*Welcome to your perfect retreat in the sought-after community of Auburn Bay! This exquisite home boasts an open floorplan designed for modern living, featuring 3 spacious bedrooms and a large bonus room—ideal for family gatherings or cozy movie nights. The heart of the home is the gourmet kitchen, complete with elegant granite counters, a stylish kitchen island, and a breakfast bar that flows seamlessly into the living and dining area. You'll love the black and stainless steel appliances, including a built-in oven and gas cooktop, plus large pantry, making meals a breeze. Relax by the beautifully tiled fireplace with a mantle, or step outside to your sun deck—perfect for summer barbecues or quiet evenings under the stars. The backyard is equipped with power and speakers, a second rear deck, setting the stage for your outdoor entertainment. This immaculately cared for yard comes with a stunning low maintenance garden so you can have a green thumb too. The luxurious primary suite features 2 walk-in closets and a unique separated vanity layout in the bathroom for each person, plus a makeup counter, ensuring both style and functionality. The bonus room separates the two additional bedrooms and spacious 4-piece bathroom from the primary bedroom giving homeowners privacy. Additional home highlights include hardwood floors, 9-foot ceilings, air conditioning, LED pot lights throughout, upgraded light switches, gemstone lights, speakers in ceiling, USB-C ports in bedrooms, on demand hot water with an additional hot water tank, furnace motor replaced last week, a second washer, and a double garage with ample storage, motion sensors and electric heater. Outside, enjoy an unparalleled array of community amenities: lake access, clubhouse that hosts community events and activities, beach volleyball courts, tennis and pickleball courts, a splash ...

Kitchen 13.00 Ft x 10.50 Ft  
Dining room 13.00 Ft x 10.50 Ft  
Living room 15.00 Ft x 13.50 Ft  
2pc Bathroom 5.00 Ft x 5.00 Ft  
Bonus Room 14.00 Ft x 12.00 Ft  
Laundry room 8.50 Ft x 6.00 Ft

Primary Bedroom 15.50 Ft x 11.50 Ft  
Bedroom 12.00 Ft x 9.00 Ft  
Bedroom 12.50 Ft x 9.50 Ft  
4pc Bathroom 11.50 Ft x 5.50 Ft  
5pc Bathroom 13.00 Ft x 11.50 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca