



70 Auburn Springs Park Calgary Alberta

\$949,900

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, an...

Recreational, Games room 13.83 Ft x 24.67 Ft

Bedroom 9.50 Ft x 12.42 Ft

3pc Bathroom 9.42 Ft x 4.92 Ft

Living room 15.25 Ft x 14.58 Ft

Kitchen 9.67 Ft x 14.58 Ft

Dining room 13.42 Ft x 9.17 Ft

Family room 19.00 Ft x 15.00 Ft

Primary Bedroom 13.42 Ft x 18.67 Ft

5pc Bathroom 11.17 Ft x 11.17 Ft

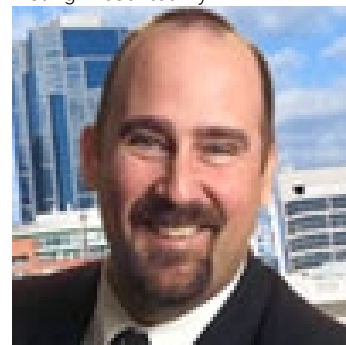
Bedroom 11.17 Ft x 10.00 Ft

4pc Bathroom 4.92 Ft x 7.92 Ft

Bedroom 11.17 Ft x 9.92 Ft

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Listing Presented By:



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Office 10.50 Ft x 8.92 Ft

Laundry room 8.00 Ft x 6.08 Ft

2pc Bathroom 5.42 Ft x 5.17 Ft