



# 80 Auburn Springs Boulevard Calgary Alberta

\$838,800

80 Auburn Springs Blvd SE - Former Cardel Show Home in the Lake Community of Auburn Bay. Welcome to this fully finished 4-bedroom, 3.5-bathroom former Cardel show home offering 3,200 sq. ft. of beautifully designed living space in the desirable lake community of Auburn Bay. Loaded with upgrades, this stunning two-storey home features air conditioning, an in-floor heated double attached garage, and a beautifully landscaped northwest-facing backyard. The backyard includes double sliding doors off the living room for effortless indoor-outdoor flow, along with a full irrigation system that keeps your lawn looking perfect all summer long. The main floor showcases a bright open-concept layout with 9-foot ceilings, a private den, convenient main floor laundry, and a spacious great room with a cozy gas fireplace. The kitchen is beautifully appointed with beech cabinetry, granite countertops, stainless steel appliances, a peninsula island, and a huge pantry--ideal for everyday living and entertaining. Upstairs, you'll find a generous bonus room with its own balcony, along with three spacious bedrooms. The primary suite features a walk-in closet and a luxurious 5-piece ensuite. The fully finished basement adds even more living space with a fourth bedroom and a full 4-piece bathroom, perfect for guests, teens, or extended family. As a former show home, this property is packed with upgrades including built-in speakers, Ash vogue walnut hardwood flooring, upgraded tile and carpet, and a large deck for outdoor enjoyment. Located in the sought-after lake community of Auburn Bay, residents enjoy year-round lake access and close proximity to the Calgary South Health Campus, schools, parks, shopping, restaurants, public transportation, entertainment, and quick access to Deerfoot Trail and Stoney Trail. (id:6769)

4pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft  
Bedroom 9.92 Ft x 11.00 Ft  
Bedroom 10.00 Ft x 11.17 Ft  
Bonus Room 18.83 Ft x 12.75 Ft  
Primary Bedroom 15.50 Ft x 13.08 Ft  
4pc Bathroom .00 Ft x .00 Ft

Exercise room 9.67 Ft x 8.42 Ft  
Recreational, Games room 13.25 Ft x 30.33 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Dining room 10.92 Ft x 5.67 Ft  
Kitchen 13.00 Ft x 25.33 Ft  
Laundry room 9.92 Ft x 8.67 Ft  
Living room 14.00 Ft x 13.25 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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**RE/MAX Realty Professionals**

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Bedroom 12.25 Ft x 12.67 Ft

Den 8.92 Ft x 9.08 Ft