

# \$848,800 - 35 Auburn Springs Close Se, Calgary

MLS® #A2231661

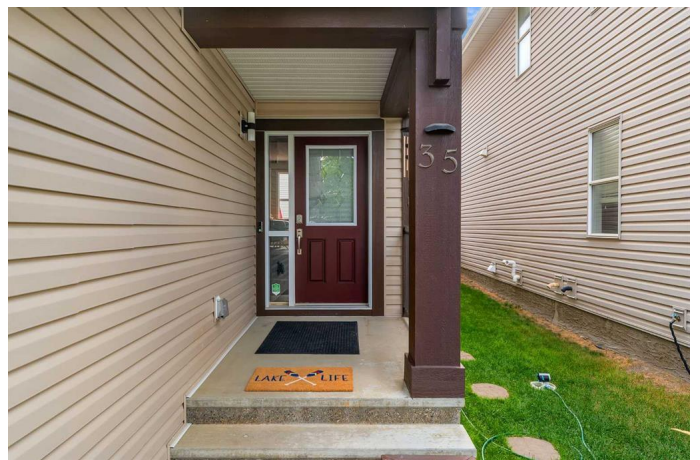
**\$848,800**

4 Bedroom, 4.00 Bathroom, 2,271 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

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  
â€” all set within a fully fenced backyard.  
Located close to AUBURN BAY LAKE,  
schools, parks, shopping and amenities â€”  
this home delivers the full package. DECK,  
ROOMS AND SO MUCH MORE â€” THIS IS  
THE HOME YOU'VE BEEN WAITING FOR!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231661    |
| Price          | \$848,800   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,271       |
| Acres          | 0.09        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 35 Auburn Springs Close Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 1Y3                    |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)             |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | Central Air                                                                              |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Gas                                                                                      |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full                                                                           |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other, Private Yard             |
| Lot Description   | Back Yard, See Remarks          |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 11              |
| Zoning         | R-G             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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