



**80 Auburn Springs Boulevard SE
Calgary, Alberta**

MLS # A2292836



\$789,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Close to Clubhouse, Front Yard, Lake, Landscaping		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Elliptical Machine in Basement, Slat Board in Garage, Refrigerator in Garage, Electric Fireplace in Basement, Garage Door Opener, Wall Mounted TV in Kitchen

****OPEN HOUSE SUNDAY APRIL 26TH FROM 1-3 PM** BEAUTIFUL FORMER Cardel Homes SHOWHOME in the lake community of Auburn Bay offering over 3,200 sq ft of beautifully designed living space ** Just a 6 minute walk to the Auburn Bay Lake House and beach ** Ideal for healthcare professionals with walkable access to South Health Campus ** This fully finished 4 bedroom, 3.5 bathroom home showcases exceptional value and lifestyle ** This former showhome is loaded with upgrades including UNDERGROUND SPRINKLER SYSTEM (front and back), INFLOOR HEATED DOUBLE ATTACHED GARAGE, FLUSH MOUNT SPEAKERS on the main floor and in the primary ensuite, CENTRAL AIR CONDITIONER for complete home cooling in the hot summer months, WATER SOFTENER, NEW FURNACE(2017), HOT WATER TANK (2022) and NEW DISHWASHER(2025) ** Bright open concept main floor features 9 ft CEILINGS, ,MAIN FLOOR OFFICE, convenient main floor laundry and a spacious great room anchored by a STUNNING FULL MOSAIC TILE GAS FIREPLACE** The kitchen is beautifully appointed with beech cabinetry, GRANITE COUNTERTOPS, stainless steel appliances, PENNINSULA ISLAND with eating bar and a large pantry, ideal for everyday living and entertaining ** SLIDING PATIO DOORS off the family room allow for ideal indoor-outdoor living and lead to a beautifully landscaped northwest facing backyard complete with a large deck and full irrigation system to keep your lawn looking its best all summer ** Upstairs you will find a generous bonus room with its own balcony along with three spacious bedrooms including a primary retreat featuring a walk-in closet and luxurious 5 piece ensuite ** BASEMENT FULLY FINISHED BY BUILDER adds additional functional space with a fourth bedroom and full 4 piece bathroom,**

perfect for guests, teens or extended family ** Premium finishings throughout including Ash vogue walnut hardwood flooring, upgraded tile and carpet further elevate the home's appeal ** Walking distance to parks, pathways, shopping, restaurants, public transit, entertainment and quick access to Deerfoot Trail and Stoney Trail in one of Calgary's most sought-after lake communities with year-round lake access and beaches ** Conveniently located across the street from Bayside K-5 School with easy walk access to Prince of Peace K-9 Catholic, Lakeshore Middle School (6-9) and Joane Cardinal-Schubert High School in Seton ** Dreaming of living in a community where your kids can walk to school from primary through high school? This location makes it possible **