



GRASSROOTS

REALTY GROUP

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**132 Auburn Springs Close SE
Calgary, Alberta**

MLS # A2301609



\$820,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,366 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, No Back Lane, Private		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Single residential (SR)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: NA

OPEN HOUSES : // SATURDAY APRIL 25 FROM 10AM TO 1PM AND SUNDAY APRIL 26TH FROM 11AM TO 2PM // -The One You've Been Waiting For in Auburn Bay- Welcome to this beautiful 2012 Jayman-built home in the heart of Auburn Bay. Step into a home that checks every box in one of Calgary's most sought-after lake communities. This beautifully designed Auburn Bay property blends comfort, function, and standout finishes throughout. Offering over 2300 SQFT of above ground living space plus a fully finished basement, this warm and welcoming home features 4 bedrooms and 3.5 bathrooms, perfect for growing families or those who love to host. At the heart of the home is a stunning kitchen featuring a 5-burner gas cooktop, classy cabinetry, granite countertops, a massive island, brick backsplash and a great walk-in pantry—perfect for everyday living and effortless entertaining. The open-concept layout flows into a warm and inviting living room with 9' ceilings and a cozy gas fireplace. Upstairs offers 3 generously sized bedrooms, including a spacious primary retreat with a large ensuite bathroom designed for comfort and relaxation. The fully developed basement adds even more versatility with a 4th bedroom, a rec room and a den, ideal for guests, a home office, or growing families. The outdoor space is where this home truly shines—your own gardener's dream yard with raised garden beds and a charming pergola, creating a private and serene setting to unwind or entertain all summer long. A sunny deck with a BBQ gas line completes the space. This home offers more than just a place to live—it's a lifestyle. Where everyday living is centered around an incredible four-season lake. Enjoy summer days at the beach, paddleboarding, and evening walks by the water, along with

winter skating and year-round community events — all just a short walk from your door. Opportunities like this don’t last—come see it before it’s gone.