



GRASSROOTS

REALTY GROUP

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**73 Auburn Springs Place SE
Calgary, Alberta**

MLS # A2307897



\$850,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,114 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Private, See Remarks, U		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Wired for Sound		
Inclusions:	Sh		

Welcome to this beautifully updated and fully developed 4-bedroom, 3.5-bathroom home tucked into a quiet cul-de-sac in the highly sought-after lake community of Auburn Bay, Calgary—where comfort, style, and thoughtful upgrades come together seamlessly. From the moment you arrive, you’ll appreciate the exceptional curb appeal, enhanced by underground irrigation, and elegant landscape lighting that highlights the property day and night. Inside, the home offers a bright and functional layout, perfect for families and entertaining alike, with high-end Hunter Douglas blinds throughout and a stunning kitchen featuring an extended island, sleek finishes, and LED under-cabinet lighting that adds both warmth and sophistication. The spacious living and dining areas flow effortlessly to the oversized composite deck, creating an ideal indoor-outdoor lifestyle for summer gatherings. Upstairs, the primary retreat is a true sanctuary, complete with a luxurious ensuite featuring in-floor heating for added comfort, along with two additional well-sized bedrooms and a full bath. The fully developed basement expands your living space with a fourth bedroom, full bathroom, built-in speakers, and a spa-like steam shower—perfect for unwinding after a long day. Additional features such as a radon mitigation system provide peace of mind, while every detail of this home reflects pride of ownership and modern convenience. Located in one of Calgary’s most desirable communities, with access to Auburn Bay’s private lake, parks, schools, and amenities, this home offers the perfect balance of lifestyle and luxury.