



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

MLS # A2315331



\$840,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,345 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Sloped Down, Street Lighting		

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

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Refrigerator in Basement, All Window Coverings, Air Conditioner, Storage Shed x2, Playset, BBQ, Stand Up Freezer, Irrigation System

Welcome to this beautifully maintained family home in the heart of Auburn Bay, offering the perfect blend of space, functionality, and lifestyle for today's busy family. From the moment you step inside, you'll appreciate the thoughtful layout designed to accommodate both everyday living and entertaining. The main floor features rich hardwood flooring, large windows that flood the home with natural light, and a stunning upgraded kitchen complete with quartz countertops, a large central island, built-in wall oven and microwave, gas cooktop, chimney hood fan, tile backsplash, and a spacious walk-in pantry. The open-concept living and dining areas create a warm and inviting atmosphere, while the upper level offers the space growing families need with generously sized bedrooms, a spacious bonus room, convenient upper-floor laundry, and a well-appointed primary retreat designed for relaxation. The fully finished basement extends your living space even further, featuring a large recreation area, wet bar, 4-piece bathroom, additional refrigerator, and plenty of storage space—perfect for movie nights, entertaining, a home gym, or growing teenagers who want a space of their own. Step outside and enjoy your private backyard oasis complete with a low-maintenance vinyl deck, paver stone patio, stamped concrete accents, underground irrigation system, storage sheds, and Gemstone exterior lighting. Whether you're hosting friends, watching the kids play, or enjoying a quiet evening outdoors, this space was designed to be enjoyed. Additional features include central air conditioning, a high-efficiency furnace, attached double garage, and pride of ownership throughout. Located in one of Calgary's most sought-after lake communities, Auburn Bay offers an exceptional lifestyle with year-round lake access, parks, pathways, schools, playgrounds, shopping,

restaurants, and quick access to major commuter routes. This is the move-up family home you've been waiting for—offering the space you need, the upgrades you want, and the community you'll love.