



GRASSROOTS
REALTY GROUP

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219 Auburn Springs Close SE
Calgary, Alberta

MLS # A2333660



\$839,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,159 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Level,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: 2 TV Wall Mounts, shelving in the garage

Discover the perfect blend of luxury and comfort in this stunning 2-story home, offering over 2,750 sq. ft. of meticulously designed living space. This home boasts show home quality finishes throughout, featuring modern decor, custom trim work, and soaring 9' ceilings. The heart of the home is the chef-inspired kitchen, designed for the ultimate entertainer and enhanced by a fridge, microwave, all updated within the last 3 years. It features granite countertops, a dramatic island with pendant lighting, a gas cooktop, a built-in wall oven, and a spacious walk-in pantry. The adjacent family room provides a cozy retreat with a gas fireplace and beautiful tile surround, and Central Air conditioning has been added to keep you cool during those hot summer months. Upstairs, find a versatile bonus room with French doors, a convenient upper-level laundry with updated washer & dryer over the past 3 years, and three generous bedrooms. The primary suite is a true sanctuary, complete with a luxurious 5-piece ensuite with his-and-hers dedicated prep stations each with their own walk-in closets. Plus a soaker tub, and a separate shower. The fully finished basement is perfect for family life, offering a secondary family room, an additional bedroom suite, a full bath, and abundant storage. Step outside to your private oasis, featuring a maintenance-free 14' x 12' upper deck, and a lower paver patio seating area and lots of grass for the kids or family pets to roam. Don't miss your chance to call this elegant property home. Contact me today to schedule your private viewing!