

# \$779,900 - 26 Auburn Springs Close Se, Calgary

MLS® #A2192390

**\$779,900**

3 Bedroom, 3.00 Bathroom, 2,116 sqft  
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to the beautiful and desirable community of Auburn Bay! This well-maintained home is move in ready and conveniently located just minutes away from the South Health Campus and lake access at Auburn Bay Lake.

The large foyer boasting high ceilings leads you into an open concept layout featuring a good size flex/office room, cozy living room with a gas fireplace and a gorgeous kitchen with granite countertops & breakfast bar, dual kitchen sinks and modern stainless steel appliances.

A wide staircase takes you to the upper level with brand new carpets throughout and offers a spacious bonus room filled with natural light and vaulted ceilings, a good sized master bedroom with walk in closet and 4 piece ensuite featuring a large soaker tub, two additional bedrooms and a bathroom.

Special qualities include central air-conditioning, Hunter Douglas blinds, SONOS Amp and built in speaker system, energy efficient triple pane windows, natural BBQ connection on the deck, landscaped and fully fenced backyard and an insulated and dry walled garage with lots of storage space and a hot and cold water utility basin. The home is also walking distance from a pond and maintained pathways.

The large basement is ready for your future ideas and features upgraded insulation, painted floors, a heat recovery unit and a new hot water tank.



This home has something for everybody in the family!

Built in 2013

### Essential Information

MLS® #	A2192390
Price	\$779,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,116
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	26 Auburn Springs Close Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Y3

### Amenities

Amenities	Parking, Party Room, Visitor Parking, Beach Access, Clubhouse, Other, Picnic Area, Playground, Park, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Insulated, See Remarks
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry,
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	Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Water Heater, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	None, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, See Remarks, Street Lighting, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 7th, 2025
Days on Market	56
Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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