

\$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, |
|-------------------|---|

| | |
|-----------------|--|
| | 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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