

# \$760,000 - 61 Auburn Springs Close Se, Calgary

MLS® #A2219235

**\$760,000**

4 Bedroom, 4.00 Bathroom, 1,934 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

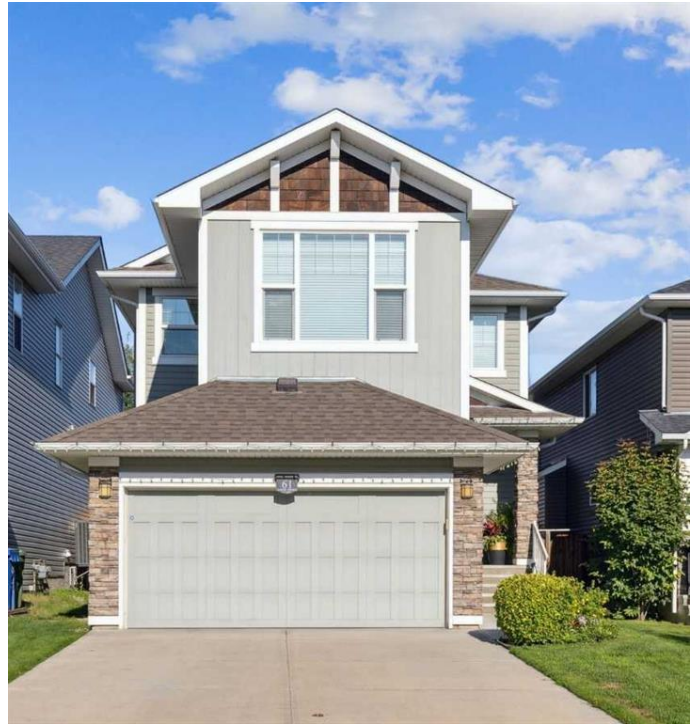
What an incredible opportunity to own a fully finished, move-in-ready 4-bedroom home in the highly desirable, family friendly, four-season lake community of Auburn Bay! Step inside this 2657 sq ft total living space and fall in love with the open-concept main floor with hardwood flooring throughout the home, featuring a bright front den, a cozy living room with a gas fireplace, and a gorgeous kitchen showcasing timeless cabinetry, R/O, granite countertops, stainless steel appliances, a walk-through pantry/laundry area for ultimate convenience and central air conditioning for those warm summers!

Upstairs, you'll find a spacious and bright bonus room, a fabulous primary bedroom with a 4-piece ensuite and walk-in closet, two generously sized bedrooms and another 4-piece bathroom.

The professionally developed basement adds even more living space, with a large rec room, family room, an additional bedroom, and a full 3-piece bathroom—perfect for guests or growing families.

A fully landscaped yard with irrigation in the back, a spacious deck, and fencing already done for you. New hot water tank (2025).

Location is everything, and this one can't be beat! Just a short walk to Auburn Bay Lake, this home offers quick access to Deerfoot and Stoney Trail, South Health Campus Hospital, YMCA, and Seton Shopping Centre. And with 12 schools right in the community, this is



the perfect home for families eager to experience everything Auburn Bay has to offer!

Auburn Bay Residents Association offers lake access for swimming, beach volleyball courts, tennis & pickleball courts, and a beautiful 13 acre park to take a leisurely stroll through, an amphitheatre as well as a fishing dock. In the winter, there is a toboggan hill, multiple ice surfaces, including 2 large hockey rinks on the ice as well as a leisure rink, along with a skating loop around the lake!

Opportunities like this don't come around often"book your private showing today and make this dream home yours!

Built in 2013

### Essential Information

MLS® #	A2219235
Price	\$760,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,934
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	61 Auburn Springs Close Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1Y3

## Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Central Vacuum
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Freezer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full



## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	95
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Sotheby's International Realty Canada
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