

# \$850,000 - 109 Auburn Springs Park Se, Calgary

MLS® #A2262500

**\$850,000**

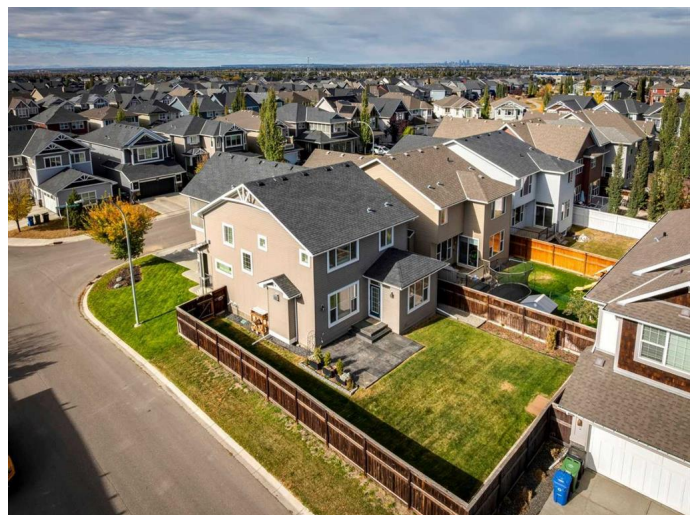
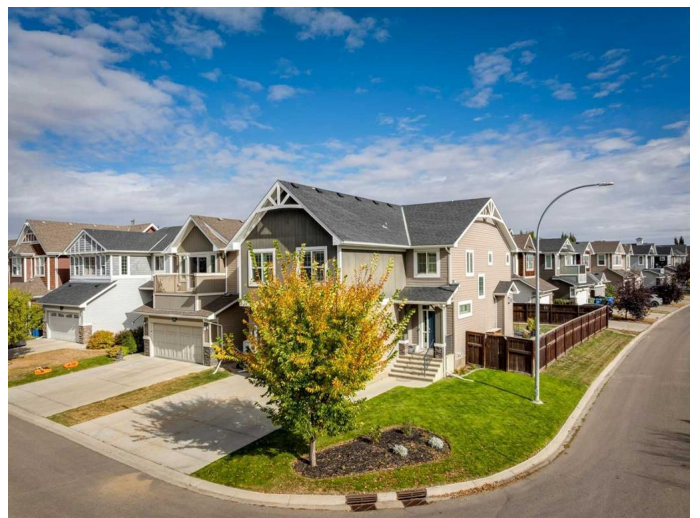
4 Bedroom, 3.00 Bathroom, 2,426 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Tucked away on a quiet street with a short walk to the lake gates, this stunning corner-lot home is sure to impress. Offering over 3,000 sq. ft. of beautifully designed living space, this upstairs 4-bedroom, 2.5-bathroom residence blends comfort, style, and functionality. Feel the charm as you step inside to your sun beaming home & notice the custom window shutters and high ceilings. Setting a warm and elegant tone that carries through the home. The secured garage opens into a custom built-in bench foyer. The open-concept main level showcases a versatile den or formal dining area, a chef-inspired kitchen with newer premium appliances, granite countertops, and an oversized island. This space flows effortlessly into the family room, anchored by a sophisticated stone feature wall and fireplace, creating a perfect ambiance for intimate gatherings or entertaining. Upstairs, the bright and inviting primary suite includes a luxurious 5-piece ensuite with double vanities, dual shower heads and a dreamy walk-in closet finished with custom shelving. The upper level also offers a large recreation room—perfect for family gatherings—a convenient upper laundry room with additional storage space, a full bathroom with quartz countertops, plus 3 additional bedrooms!

This home is equipped with two furnaces, two air conditioners, air purification system for year-round comfort. Retreat & unwind outside in your private yard featuring gemstone



lighting, a stamped concrete patio, underground sprinkler system and two gas hookups perfect for entertaining. The basement is partially finished with a quiet office room and the rest awaiting your final touches. Nestled in the highly desirable Auburn Bay community, youâ€™ll enjoy proximity to schools, scenic bike paths, South Health Campus Hospital, YMCA, shopping, lake amenities, and easy access to Deerfoot Trail. Come experience the perfect blend of comfort and lifestyleâ€”your dream home awaits.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262500    |
| Price          | \$850,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,426       |
| Acres          | 0.12        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 109 Auburn Springs Park Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 1Y4                    |

**Amenities**

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Parking, Playground                                                                      |
| Parking Spaces | 4                                                                                                                       |
| Parking        | Additional Parking, Double Garage Attached, Garage Faces Front, In Garage Electric Vehicle Charging Station(s), Plug-In |
| # of Garages   | 2                                                                                                                       |

## Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s)                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                                                         |

## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Dog Run, Lighting, Private Entrance, Private Yard                                      |
| Lot Description   | Back Yard, Cleared, Corner Lot, Dog Run Fenced In, Landscaped, Lawn, Private, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Vinyl Siding                                                                                         |
| Foundation        | Poured Concrete                                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 5                 |
| Zoning         | R-G               |
| HOA Fees       | 546               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Paramount Real Estate Corporation |
|----------------|-----------------------------------|

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