

# \$1,189,999 - 36 Auburn Springs Cove Se, Calgary

MLS® #A2201959

**\$1,189,999**

4 Bedroom, 4.00 Bathroom, 2,449 sqft

Residential on 0.15 Acres

Auburn Bay, Calgary, Alberta

Don't miss your opportunity to own this ONE-OF-A-KIND PROPERTY - Welcome to your exceptional family retreat in Auburn Bay, Calgary's premier lake community offering year-round recreation from swimming to ice skating. Nestled on a QUIET CUL-DE-SAC, this home boasts one of the largest PIE-SHAPED LOTS in the area, featuring breathtaking POND VIEWS, DIRECT PARK ACCESS and a BACKYARD OASIS.

Thoughtfully designed to satisfy every family's needs, including, a fully finished WALK-OUT BASEMENT, and upgrades throughout, this home is a rare gem. Upon entering, you're greeted by a bright, open-concept main floor that draws you into a modern farmhouse kitchen. This chef's space features expansive GRANITE COUNTERTOPS, TROPICAL ACACIA HARDWOOD FLOORS, and ample cabinetry, making it as practical as it is beautiful. The oversized island invites family gatherings, while the dining area is framed by floor-to-ceiling triple-paned windows showcasing serene views. Step out onto your extra-wide deck with a louvered roof, perfect for shade on sunny days. This deck is the ultimate relaxation spot for enjoying your PRIVATE VIEW over the EXPANSIVE YARD AND POND. The upper level is perfectly laid out with three large bedrooms, upper floor laundry, and a spacious bonus room. The primary suite is a personal retreat with a spa-inspired ensuite that includes dual sinks, a soaking tub, and a large walk-in closet. The



fully finished walk-out basement expands your living space, offering a bright and inviting family room with a WET BAR, ideal for movie nights and entertaining. A full bathroom, extra bedroom, and extra storage space complete this versatile area, which leads directly to the backyard. Outside, the backyard is a true paradise, designed to be both beautiful and functional. With nearly TRIPLE the size of a standard lot, this space is perfect for family enjoyment and relaxation. It includes cedar-raised garden beds perfect for satisfying your inner gardener. The CUSTOM FIRE PIT PATIO is a cozy spot for gathering with family and friends, while a tiered bed offers even more planting opportunities. An efficient THREE-ZONE IRRIGATION SYSTEM ensures easy maintenance, while two additional sheds provide storage for all your outdoor tools and seasonal items. This home also features an AC system adding to its comfort, Hunter Douglas blinds thought, stunning GEMSTONE LIGHTS and a 40 AMP ELECTRIC VEHICLE PANEL in the garage. Auburn Bay offers OUTSTANDING COMMUNITY AMENITIES, including exclusive lake access, a community centre, parks, and highly rated schools (conveniently located within walking distance) making it a truly family-friendly neighbourhood. Don't miss this rare opportunity to own an expansive, stylish home with UNMATCHED VIEWS and outdoor space in one of Calgary's most desirable lake communities. This one won't last! schedule your viewing today and see it for yourself!

Built in 2014

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2201959    |
| Price    | \$1,189,999 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,449       |
| Acres          | 0.15        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 36 Auburn Springs Cove Se |
| Subdivision | Auburn Bay                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 2C2                   |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Playground, Clubhouse                       |
| Parking Spaces | 4                                           |
| Parking        | Double Garage Attached, Driveway, Insulated |
| # of Garages   | 2                                           |
| Waterfront     | Pond                                        |

### Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Separate Entrance, Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Bar Fridge, Gas Stove                                                                                       |
| Heating           | Central                                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                                                    |

## Exterior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Storage, Garden, Other                                                                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Views, Garden, Lawn, No Neighbours Behind, Pie Shaped Lot, Private, Underground Sprinklers, Wetlands |
| Roof              | Asphalt Shingle                                                                                                                                                                                  |
| Construction      | Composite Siding, Stone, Wood Frame                                                                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                                                                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 37               |
| Zoning         | R-G              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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