



GRASSROOTS
REALTY GROUP

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**35 Auburn Springs Close SE
Calgary, Alberta**

MLS # A2238069



\$838,800

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,271 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

9FT CEILINGS THROUGHOUT THE HOME!! BRAND NEW FLOORING ON MAIN FLOOR!! FULLY UPGRADED!! OVERSIZED DOUBLE ATTACHED GARAGE!! GEMSTONE LIGHTING PACKAGE FOR EXTERIOR!! 4 BEDROOMS!! 3.5 BATHROOMS!! DOUBLE-TIER DECK WITH GAZEBO-COVERED HOT TUB!! NEW GRASS IN THE BACKYARD!! OVER 3000+ SQFT OF LIVING SPACE!! Welcome to this beautifully maintained and thoughtfully designed home where rich wood beams crown the ceilings in the sought-after lake community of Auburn Bay! From the spacious foyer to the open-concept layout, this home blends comfort and elegance with room to grow. The main floor features a bright living room, stylish OVERSIZED KITCHEN with island, pantry and rich cabinetry, also a dining area that opens directly to your backyard retreat. A 2-piece bath completes the main level. Upstairs offers a smart layout with three well-sized bedrooms including the PRIMARY BEDROOM with 5-PIECE ENSUITE and walk-in closet, along with a full 4-piece bath, LAUNDRY ROOM, separate HOME OFFICE/FLEX AREA and a cozy BONUS ROOM for added living space. The FINISHED BASEMENT expands your options with a large rec room, fourth bedroom with walk-in closet, 3-piece bathroom and a generous storage area. Enjoy the comfort of central air conditioning throughout the home, keeping every season just right. Step outside to enjoy a DOUBLE-TIERED BACK DECK, complete with a GAZEBO-COVERED HOT TUB and space to relax or entertain in comfort — all set within a fully fenced backyard. Located close to AUBURN BAY LAKE, schools, parks, shopping and amenities — this home delivers the full package. DECK, ROOMS AND SO MUCH MORE — THIS IS THE HOME YOU'VE BEEN WAITING FOR!

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