



GRASSROOTS
REALTY GROUP

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90 Auburn Springs Park SE
Calgary, Alberta

MLS # A2256099



\$874,999

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,154 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

Inclusions: Solar panels - 7.8kw; back entry closet organizer; gemstone lighting; closet organizer in back mudroom; tv mounting brackets

Welcome to 90 Auburn Springs Park SE, a beautifully crafted two-storey home offering over 3,000 sq. ft. of developed living space in Calgary's vibrant lake community of Auburn Bay. With four bedrooms, three and a half bathrooms, and a fully finished basement, this residence blends everyday family comfort with refined upgrades and thoughtful design. The main floor is open and filled with natural light, featuring a welcoming living room with a gas fireplace, a gourmet kitchen with updated appliances including a gas cooktop, a breakfast bar, and walk-in pantry. The dining area opens to a private deck and landscaped backyard, where green space and pathways extend the home's sense of outdoor connection. Upstairs, the primary suite is a spacious retreat complete with dual vanities, dual walk-in closets, a soaker tub, and separate shower. Two additional bedrooms and a large family/bonus room provide plenty of flexibility for growing families. The fully developed lower level features sunshine windows, a fourth bedroom, full bathroom, storage, and a generous rec/games room finished with vinyl plank flooring laid over Drycore for comfort and durability. And BONUS: your electricity costs will be offset substantially by your solar collectors. Curb appeal shines with Gemstone eave lighting and tasteful landscaping, while the attached garage adds everyday convenience. Beyond the home, Auburn Bay offers an unmatched lifestyle with Auburn Bay Residents Association lake access, beaches, skating, and year-round recreation. Schools, parks, and pathways are within walking distance, with the South Health Campus, shopping, dining, and major routes minutes away. With golf, hiking, and even the Rockies close at hand, this property offers the perfect balance of family living, community, and comfort

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