



GRASSROOTS
REALTY GROUP

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

MLS # A2268243

\$729,900



Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,322 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions:	N/A
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Stunning custom-built home showcasing pride of ownership throughout! Located on a quiet, no-through, family-friendly street in the award-winning lake community of Auburn Bay. Offering over 2,300 sq. ft. of thoughtfully designed living space, this home impresses from the moment you step into the spacious foyer. The gourmet chef's kitchen is sure to please with granite counters, a large centre island, raised eating bar, walk-in pantry, and upgraded steel appliances, including a gas cooktop, wall oven, and built-in microwave. The adjacent great room features a beautiful gas fireplace and large picture window, allowing for loads of natural light, while the extended dining room provides ample space for family gatherings and access out onto the rear deck with yard beyond. Upstairs, boasts three spacious bedrooms, a central bonus room with a built-in desk area, and a convenient upper-floor laundry room. The primary bedroom is your private retreat, complete with a spa-inspired 5-piece ensuite featuring heated floors, dual vanities, a soaker tub, a separate step-in shower, and walk-in closet. The unfinished basement is ready for your future choice development. Additional features include built-in speakers and an oversized front attached garage. Enjoy all the year-round amenities Auburn Bay has to offer, including swimming, skating, and community events. This exquisite home truly has it all, style, space, and location. Don't miss your opportunity to call it home.