



GRASSROOTS
REALTY GROUP

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**50 Auburn Springs Park SE
Calgary, Alberta**

MLS # A2290884



\$924,999

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,149 sq.ft.	Age:	2014 (12 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, Creek/River/Stream/Pond, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Beautiful 4 bedroom, fully developed WALKOUT HOME backing directly onto GREEN SPACE & PLAYGROUND, offering over 3,000 sq ft of total living space in a quiet, family friendly lake community of Auburn Bay, close to schools and all amenities. Perfectly positioned on a peaceful street, this home offers a thoughtful design, creating a bright and spacious environment that is ideal for comfortable living and effortless entertaining. The main floor showcases an open-concept layout filled with natural light from two expansive sliding patio doors & plenty of windows that frame tranquil pond views behind the home. At the center of the home is a stunning chef-inspired kitchen, featuring sleek cabinetry, quartz countertops, stainless steel appliances, including two ovens and a gas line ready for a gas range. A large central island highlights the room, offering plenty of seating and workspace while connecting seamlessly to the dining area and welcoming living room, making it the perfect setting for gatherings with family and friends. Just off the dining area, step outside to the impressive full-width deck complemented with modern glass panel railings. With a gas line already installed for your BBQ and beautiful views overlooking the green space and park, this outdoor area creates an fantastic extension of the living space and a perfect setting for summer evenings. Upstairs, you’ll find a spacious vaulted bonus room featuring built-in bench seating with storage, creating a functional space for movie nights or relaxing with family. The generous primary bedroom serves as a private space with a large walk-in closet and a 5 pc. ensuite complete with dual vanities, a deep soaker tub, and separate shower. Two additional bedrooms and a full bathroom complete the upper level. The builder finished walkout basement expands the living space even further, featuring a large recreation room, a guest

bedroom, a full bathroom, and a flexible area perfect for a home office, gym, or playroom. Walkout access leads directly to the backyard and green space beyond, enhancing the sense of openness and connection to nature. With over 3,000 sq ft of developed living space, an oversized double attached garage, and the rare advantage of backing directly onto green space and parkland, this home offers a unique combination of privacy, views, and luxury. Located close to both catholic and public elementary and middle schools, pathways, amenities, this is a wonderful opportunity to own a walkout home in a highly desirable community setting. Book your viewing today!