



**80 Auburn Springs Boulevard SE
Calgary, Alberta**

MLS # A2292836



\$838,800

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Close to Clubhouse, Front Yard, Lake, Landscap		

Heating:	In Floor, Fireplace(s), 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, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Elliptical Machine in Basement, Slat Board in Garage, Refrigerator in Garage, Electric Fireplace in Basement, Garage Door Opener, Wall Mounted TV in Kitchen

OPEN HOUSE SAT MARCH 21 1-3 PMFormer Cardel Show Home in the Lake Community of Auburn Bay. Welcome to this fully finished 4-bedroom, 3.5-bathroom former Cardel show home offering 3,200 sq. ft. of beautifully designed living space in the desirable lake community of Auburn Bay. Loaded with upgrades, this stunning two-storey home features air conditioning, an in-floor heated double attached garage, and a beautifully landscaped northwest-facing backyard. The backyard includes double sliding doors off the living room for effortless indoor–outdoor flow, along with a full irrigation system that keeps your lawn looking perfect all summer long. The main floor showcases a bright open-concept layout with 9-foot ceilings, a private den, convenient main floor laundry, and a spacious great room with a cozy gas fireplace. The kitchen is beautifully appointed with beech cabinetry, granite countertops, stainless steel appliances, a peninsula island, and a huge pantry—ideal for everyday living and entertaining. Upstairs, you’ll find a generous bonus room with its own balcony, along with three spacious bedrooms. The primary suite features a walk-in closet and a luxurious 5-piece ensuite. The fully finished basement adds even more living space with a fourth bedroom and a full 4-piece bathroom, perfect for guests, teens, or extended family. As a former show home, this property is packed with upgrades including built-in speakers, Ash vogue walnut hardwood flooring, upgraded tile and carpet, and a large deck for outdoor enjoyment. Located in the sought-after lake community of Auburn Bay, residents enjoy year-round lake access and close proximity to the Calgary South Health Campus, schools, parks, shopping, restaurants, public transportation, entertainment, and quick access to Deerfoot Trail and Stoney Trail.