

# **\$735,000 - 110 Auburn Springs Boulevard Se, Calgary**

MLS® #A2236252

**\$735,000**

4 Bedroom, 3.00 Bathroom, 1,253 sqft

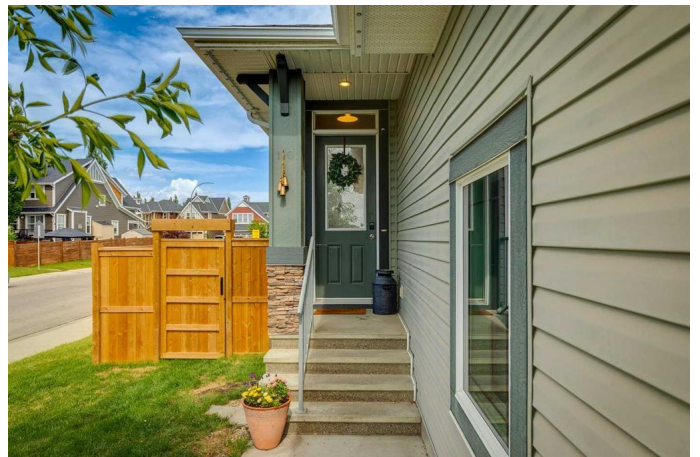
Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

A rare opportunity in Auburn Bay â€” a detached bungalow with a front attached double garage! Perfectly located on a corner lot across from the school and just down the road from the lake. Step inside from your finished garage to an inviting main floor featuring soaring 10-foot ceilings and gleaming hardwood floors. The spacious foyer overlooks the open staircase to the basement and offers a sightline straight through the living area to the backyard.

Just off the foyer is a convenient combo mudroom and laundry room. The bright living room provides ample space for seating and flows seamlessly into the formal dining area. Your kitchen is designed for both style and function, featuring a peninsula layout with plenty of counter space, ample cabinetry, and a large walk-in pantry for all your storage needs. The primary retreat easily accommodates a king-sized bed and offers a massive walkthrough ensuite with a private toilet room and a walk-in closet big enough to be its own room. The main floor is completed by a full 4-piece guest bathroom. Conveniently off the kitchen at the back of the house is easy access to your backyard oasis, complete with a custom stamped concrete patio, fireplace, pergola, new fencing, and plenty of yard space to enjoy the outdoors.

Downstairs, the fully developed basement offers a large family room with fireplace, three



generous bedrooms with bright, big windows, and another 4-piece bath. Additional highlights include a high-efficiency furnace, central air conditioning, water softener system, and under-counter reverse osmosis system.

Bungalows like this in Auburn Bay do not come up often. Book your showing today and enjoy single-level living just steps from the lake!

Built in 2013

### Essential Information

MLS® #	A2236252
Price	\$735,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,253
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	110 Auburn Springs Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Z9

### Amenities

Amenities	Beach Access, Game Court Interior, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached, Enclosed, Front Drive, Garage Faces Front,

Insulated, Plug-In, Secured

# of Garages 2

## Interior

Interior Features Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Heating Central, High Efficiency, Forced Air, Natural Gas

Cooling Central Air, Full

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line, Fire Pit, Private Yard

Lot Description Back Yard, Corner Lot, Few Trees, Irregular Lot, Landscaped, Lawn, Level, Private, Street Lighting

Roof Asphalt Shingle

Construction Mixed, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 3rd, 2025

Days on Market 7

Zoning R-G

HOA Fees 509

HOA Fees Freq. ANN

## Listing Details

Listing Office 2% Realty

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