

# \$838,800 - 35 Auburn Springs Close Se, Calgary

MLS® #A2238069

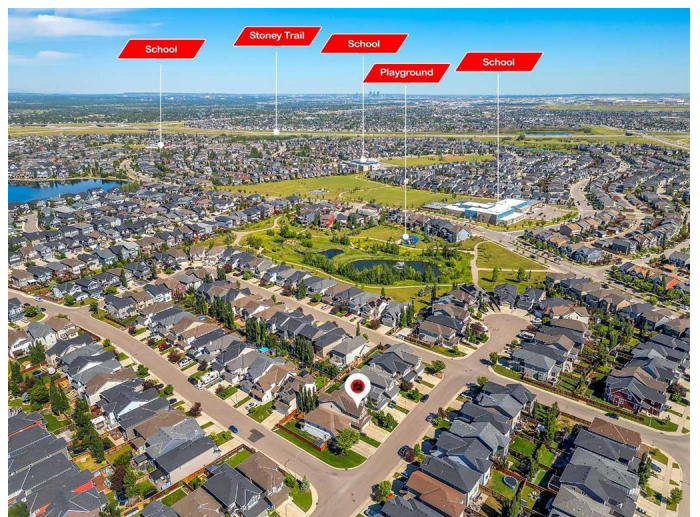
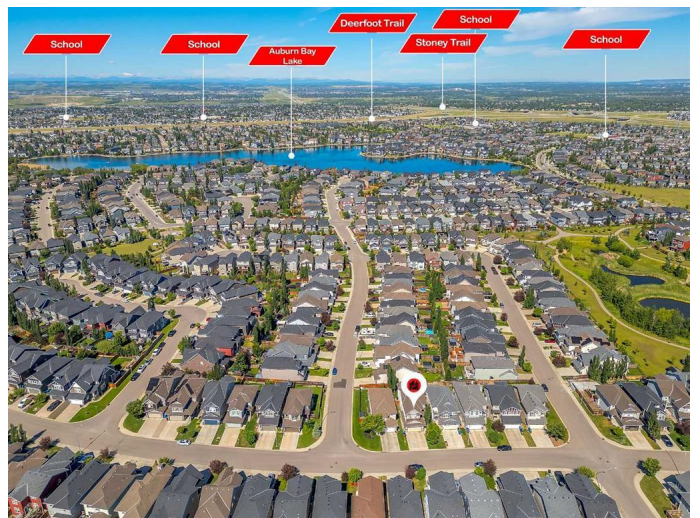
**\$838,800**

4 Bedroom, 4.00 Bathroom, 2,271 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

9FT CEILINGS THROUGHOUT THE HOME!!  
BRAND NEW FLOORING ON MAIN FLOOR!!  
FULLY UPGRADED!! OVERSIZED DOUBLE  
ATTACHED GARAGE!! GEMSTONE  
LIGHTING PACKAGE FOR EXTERIOR!! 4  
BEDROOMS!! 3.5 BATHROOMS!!  
DOUBLE-TIER DECK WITH  
GAZEBO-COVERED HOT TUB!! NEW  
GRASS IN THE BACKYARD!! OVER 3000+  
SQFT OF LIVING SPACE!! Welcome to this  
beautifully maintained and thoughtfully  
designed home where rich wood beams crown  
the ceilings in the sought-after lake community  
of Auburn Bay! From the spacious foyer to the  
open-concept layout, this home blends comfort  
and elegance with room to grow. The main  
floor features a bright living room, stylish  
OVERSIZED KITCHEN with island, pantry and  
rich cabinetry, also a dining area that opens  
directly to your backyard retreat. A 2-piece  
bath completes the main level. Upstairs offers  
a smart layout with three well-sized bedrooms  
including the PRIMARY BEDROOM with  
5-PIECE ENSUITE and walk-in closet, along  
with a full 4-piece bath, LAUNDRY ROOM,  
separate HOME OFFICE/FLEX AREA and a  
cozy BONUS ROOM for added living space.  
The FINISHED BASEMENT expands your  
options with a large rec room, fourth bedroom  
with walk-in closet, 3-piece bathroom and a  
generous storage area. Enjoy the comfort of  
central air conditioning throughout the home,  
keeping every season just right. Step outside  
to enjoy a DOUBLE-TIERED BACK DECK,



complete with a GAZEBO-COVERED HOT TUB and space to relax or entertain in comfort â€” all set within a fully fenced backyard. Located close to AUBURN BAY LAKE, schools, parks, shopping and amenities â€” this home delivers the full package. DECK, ROOMS AND SO MUCH MORE â€” THIS IS THE HOME YOU'VE BEEN WAITING FOR!

Built in 2014

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238069    |
| Price          | \$838,800   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,271       |
| Acres          | 0.09        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 35 Auburn Springs Close Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 1Y3                    |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)             |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | Central Air                                                                              |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Gas                                                                                      |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full                                                                           |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other, Private Yard             |
| Lot Description   | Back Yard, See Remarks          |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame, Stone |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 1              |
| Zoning         | R-G            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.