

\$925,000 - 94 Auburn Springs Park Se, Calgary

MLS® #A2162921

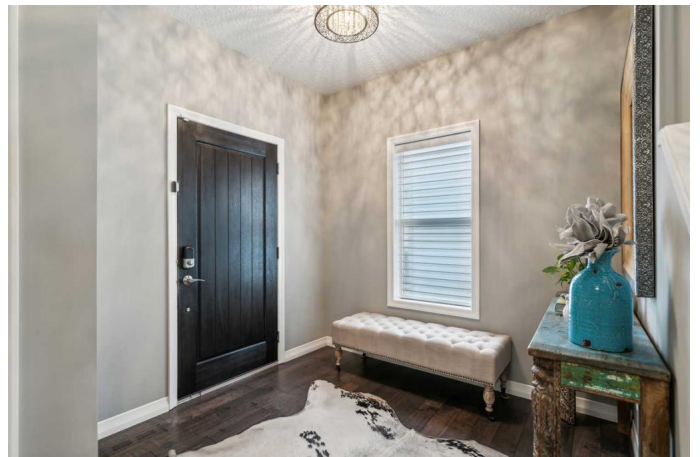
\$925,000

3 Bedroom, 3.00 Bathroom, 2,528 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Located in one of Calgary's most prestigious lake communities, no upgrade was missed in the building of this home. Featuring elements straight out of a designer magazine, this home is absolutely stunning! You'll fall in love with the curb appeal, and the front porch is a place you'll want to spend your mornings enjoying your coffee. Walk into the elegant front foyer, flooded with natural light and complimented by hardwood floors that run throughout the main floor. The front of this home is designed for the comings and goings of any family, including a large front hall closet, as well as an additional mudroom closet, and access to the double attached garage. The main living area boasts elegant upgrades and a kitchen you'll want to cook and bake in. Featuring top of the line stainless steel appliances, a built-in oven, microwave and warming drawer, gas cooktop and wine fridge. The counters are stunning, with light granite surround countertops and an island with dramatic dark granite and beautiful veining. Every detail of the kitchen and living area have been mindfully chosen, down to the soft close drawers, hand painted cabinetry and stylish light fixtures and cabinet pulls. You'll enjoy the eat up breakfast bar for quick morning breakfasts, as well as a spacious West facing dining nook for the family Sunday night dinners. The living room features a gas fireplace where you'll want to nestle in with a good book, or a glass of wine with company. The upgrades continue upstairs where



youâ€™ll find a bonus room at the top of the stairs that can be closed off, with a beautiful French door and glass wall panels. This offers great sound proofing for families with younger kids, or for that spouse that likes an earlier bedtime! At the front of the home, youâ€™ll find 2 bedrooms with great closet space, as well as the main bath, which features double sinks and quartz countertops, and the same hand-painted cabinetry thatâ€™s in the kitchen. The laundry room has been upgraded with a laundry sink, and an additional linen closet. The primary bedroom is a space to relax, featuring a spacious closet designed by California Closets, and a stunning ensuite. The ensuite is truly a â€˜his and hersâ€™, as each vanity is completely separated from the other. Youâ€™ll enjoy the massive soaker tub and vanity desk on one side, while the other boasts a large shower, and plenty of storage. The basement has been left untouched, but has a 3 pc rough in for future development as well as extraordinary windows that offer amazing sunlight into the space, commonly known as a â€œSunshine Basementâ€•. The backyard is an extension of the home itself, featuring an upper deck with gas line, and a lower patio area; perennials and easy to care for shrubs and trees. Backing onto a greenbelt with a walking path that can take you directly to the community schools (4 minutes) and the lake, you can enjoy this amazing community right from your back yard.

Built in 2014

Essential Information

MLS® #	A2162921
Price	\$925,000
Sold Price	\$910,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,528
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	94 Auburn Springs Park Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1Y2

Amenities

Amenities	Dog Park, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Beach Access, Clubhouse, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, In Garage Electric Vehicle Charging Station(s)

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Gas Cooktop, Warming Drawer, Wine Refrigerator
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscape, Greenbelt, Landscaped, Level, Many Trees, Treed, Fruit Trees/Shrub(s), Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	October 1st, 2024
Days on Market	26
Zoning	R-1N
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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