

# \$849,900 - 32 Auburn Springs Manor Se, Calgary

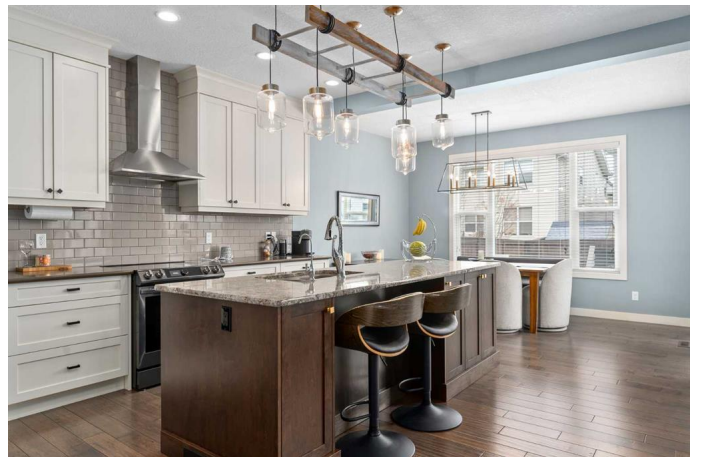
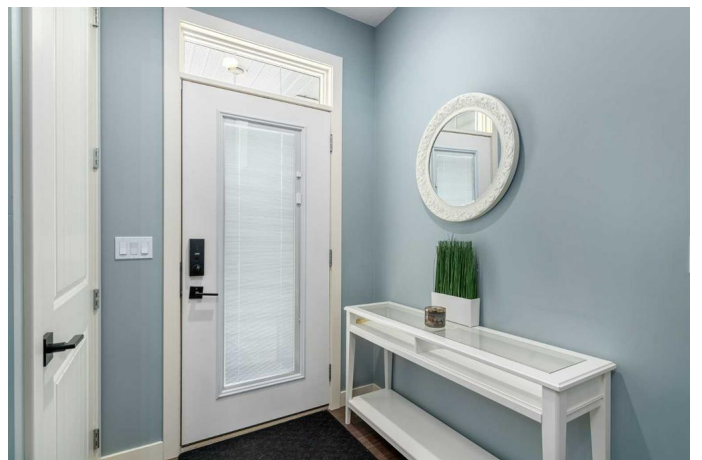
MLS® #A2202926

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,247 sqft  
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY APRIL 5TH, 2:00PM-4:00PM\*\*** Nestled on a quiet street in the sought-after lake community of Auburn Bay, this beautifully upgraded 2-storey home with a double front-attached garage is the perfect place to create lasting family memories. Just moments from Bayside Elementary and the lake entrance, this home offers the perfect blend of function, comfort, and modern elegance. Step inside to a vaulted foyer with spindle railings, setting the stage for the warm and inviting atmosphere throughout. Rich dark hardwood flooring spans the entire main level, complemented by modern light fixtures that add a touch of sophistication. A main floor den just off the entrance, enclosed by dual glass French doors, is ideal for a home office, homework space, or quiet reading nook. Designed for both everyday living and entertaining, the central kitchen is a showstopper, featuring ceiling-height white cabinetry and a striking dual quartz countertop. A modern ladder-style light fixture enhances the island's appeal, while stainless steel appliances (including a new stove 2021 and dishwasher 2023) and a classic subway tile backsplash complete the space. The adjacent dining nook is perfect for family meals, with a chic gold light fixture and sliding doors leading to a raised deck and an oversized backyard—ideal for summer barbecues and outdoor play. The living room is equally inviting, featuring a long, modern electric fireplace with a modern tile surround, a



raw wood mantle, and stylish wallpaper feature walls, creating a cozy and stylish space to relax with loved ones. Upstairs, the huge front bonus room with vaulted ceilings and sliding doors to an upper balcony offers a fantastic space for family movie nights or a kidsâ€™™ play area. The primary suite is a private retreat, featuring a wallpaper feature wall, pendant bedside lights, and a separate walk-in closet. The luxurious 5-piece ensuite boasts dual sinks with quartz countertops, a storage tower between the sinks, white cabinetry, a soaker tub, and a standalone showerâ€™™a perfect place to unwind at the end of the day. Two additional well-sized bedrooms, a 4-piece bathroom and a dedicated laundry roomÂ complete the upper level, making it ideal for growing families. The fully finished basement extends the homeâ€™™s living space, with a large rec room that can be transformed into a media room, playroom, or home gym. A full-sized bedroom and a 3-piece bathroom provide a comfortable space for guests, while added storage is available in the mechanical room that features a brand new Hot Water Tank. Located in one of Calgaryâ€™™s most desirable lake communities, Auburn Bay is a true four-season destination for families. Enjoy paddle boarding and beach days in the summer, or lace up your skates for winter fun on the frozen lake. With top-rated schools, parks, pathways, and easy access to Setonâ€™™s shopping, dining, and South Health Campus, this home offers the perfect lifestyle for families who love to spend time together and entertain.

Built in 2014

### **Essential Information**

MLS® #	A2202926
Price	\$849,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,247
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	32 Auburn Springs Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Y3

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, French Door
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Electric, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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