

# \$850,000 - 109 Auburn Springs Park Se, Calgary

MLS® #A2262500

**\$850,000**

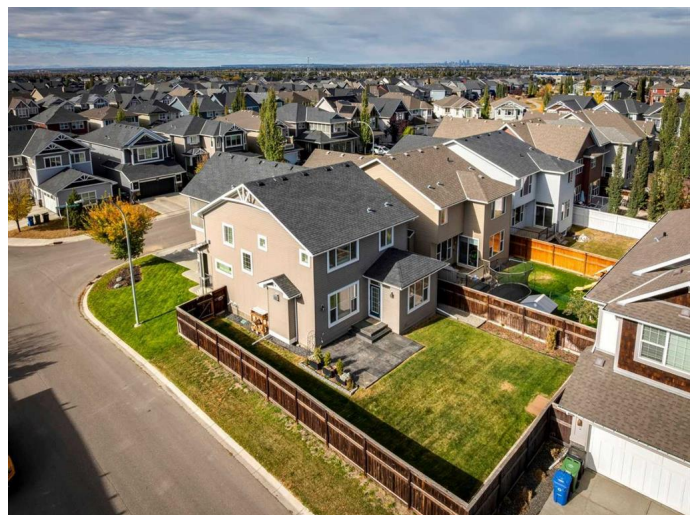
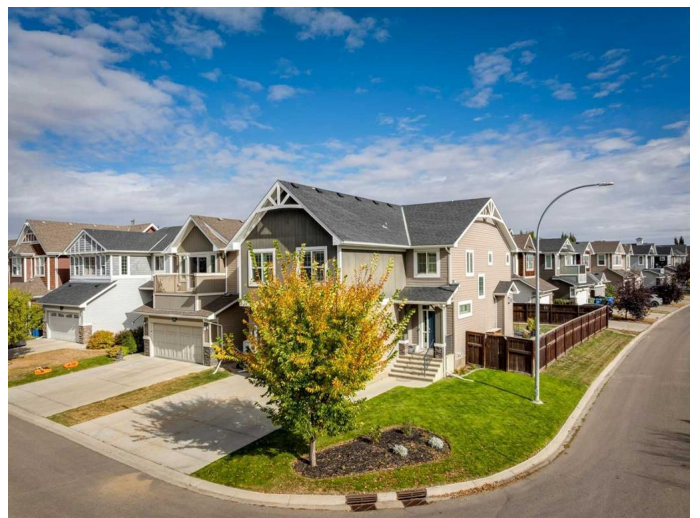
4 Bedroom, 3.00 Bathroom, 2,426 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Tucked away on a quiet street with a short walk to the lake gates, this stunning corner-lot home is sure to impress. Offering over 3,000 sq. ft. of beautifully designed living space, this upstairs 4-bedroom, 2.5-bathroom residence blends comfort, style, and functionality. Feel the charm as you step inside to your sun beaming home & notice the custom window shutters and high ceilings. Setting a warm and elegant tone that carries through the home. The secured garage opens into a custom built-in bench foyer. The open-concept main level showcases a versatile den or formal dining area, a chef-inspired kitchen with newer premium appliances, granite countertops, and an oversized island. This space flows effortlessly into the family room, anchored by a sophisticated stone feature wall and fireplace, creating a perfect ambiance for intimate gatherings or entertaining. Upstairs, the bright and inviting primary suite includes a luxurious 5-piece ensuite with double vanities, dual shower heads and a dreamy walk-in closet finished with custom shelving. The upper level also offers a large recreation room—perfect for family gatherings—a convenient upper laundry room with additional storage space, a full bathroom with quartz countertops, plus 3 additional bedrooms!

This home is equipped with two furnaces, two air conditioners, air purification system for year-round comfort. Retreat & unwind outside in your private yard featuring gemstone



lighting, a stamped concrete patio, underground sprinkler system and two gas hookups perfect for entertaining. The basement is partially finished with a quiet office room and the rest awaiting your final touches. Nestled in the highly desirable Auburn Bay community, youâ€™ll enjoy proximity to schools, scenic bike paths, South Health Campus Hospital, YMCA, shopping, lake amenities, and easy access to Deerfoot Trail. Come experience the perfect blend of comfort and lifestyleâ€”your dream home awaits.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262500    |
| Price          | \$850,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,426       |
| Acres          | 0.12        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 109 Auburn Springs Park Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 1Y4                    |

**Amenities**

|                |                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Parking, Playground                                                                      |
| Parking Spaces | 4                                                                                                                       |
| Parking        | Additional Parking, Double Garage Attached, Garage Faces Front, In Garage Electric Vehicle Charging Station(s), Plug-In |
| # of Garages   | 2                                                                                                                       |

## Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s)                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Partially Finished                                                                                                                                         |

## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Dog Run, Lighting, Private Entrance, Private Yard                                      |
| Lot Description   | Back Yard, Cleared, Corner Lot, Dog Run Fenced In, Landscaped, Lawn, Private, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Vinyl Siding                                                                                         |
| Foundation        | Poured Concrete                                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 13                |
| Zoning         | R-G               |
| HOA Fees       | 546               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Paramount Real Estate Corporation |
|----------------|-----------------------------------|

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.