

**32 Auburn Springs Manor SE
Calgary, Alberta**

MLS # A2202926



\$854,900

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|------------------|--|---------------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,247 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows | | |

Inclusions: N/A

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 kids' 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 shower—a perfect place to unwind at the end of the day. Two additional well-sized bedrooms, a 4-piece bathroom and a dedicated laundry room complete the upper level, making it ideal for growing families. The fully finished basement extends the home'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 Calgary'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 Seton's shopping, dining, and South Health Campus, this home offers the perfect lifestyle for families who love to spend time together and entertain.