

\$725,000 - 110 Auburn Springs Boulevard Se, Calgary

MLS® #A2236252

\$725,000

4 Bedroom, 3.00 Bathroom, 1,253 sqft
Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

A rare opportunity in Auburn Bay â€” a detached bungalow with a front attached double garage! Perfectly located on a corner lot across from the school and just down the road from the lake. Step inside from your finished garage to an inviting main floor featuring soaring 10-foot ceilings and gleaming hardwood floors. The spacious foyer overlooks the open staircase to the basement and offers a sightline straight through the living area to the backyard.

Just off the foyer is a convenient combo mudroom and laundry room. The bright living room provides ample space for seating and flows seamlessly into the formal dining area. Your kitchen is designed for both style and function, featuring a peninsula layout with plenty of counter space, ample cabinetry, and a large walk-in pantry for all your storage needs. The primary retreat easily accommodates a king-sized bed and offers a massive walkthrough ensuite with a private toilet room and a walk-in closet big enough to be its own room. The main floor is completed by a full 4-piece guest bathroom. Conveniently off the kitchen at the back of the house is easy access to your backyard oasis, complete with a custom stamped concrete patio, fireplace, pergola, new fencing, and plenty of yard space to enjoy the outdoors.

Downstairs, the fully developed basement offers a large family room with fireplace, three



generous bedrooms with bright, big windows, and another 4-piece bath. Additional highlights include a high-efficiency furnace, central air conditioning, water softener system, and under-counter reverse osmosis system.

Bungalows like this in Auburn Bay do not come up often. Book your showing today and enjoy single-level living just steps from the lake!

Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2236252 |
| Price | \$725,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,253 |
| Acres | 0.10 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 110 Auburn Springs Boulevard Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 0Z9 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access, Party Room, Game Court Interior, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Enclosed, Front Drive, Garage Faces Front, |

Insulated, Plug-In, Secured

of Garages 2

Interior

Interior Features Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Central Vacuum, Granite Counters

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Water Softener

Heating High Efficiency, Forced Air, Natural Gas, Central

Cooling Central Air, Full

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit, Private Yard

Lot Description Back Yard, Landscaped, Lawn, Private, Corner Lot, Few Trees, Irregular Lot, Level, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame, Mixed

Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2025

Days on Market 32

Zoning R-G

HOA Fees 509

HOA Fees Freq. ANN

Listing Details

Listing Office 2% Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.