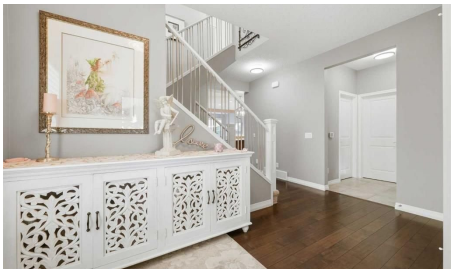
199 Auburn Springs Boulevard SE

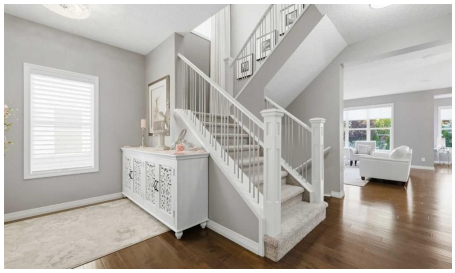
Calgary | Active | MLS® A2346505

$1,019,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2012**	**2,516.53 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

This one is a stunner! wow! This is a truly IMMACULATE, upgraded and beautiful home. One of the nicest homes you will ever see in Auburn Bay with all the conveniences and amenities within walking distance! Short walk to the lake, hospital, YMCA, shops, restaurants, pubs, schools, transit, dog park and major roadways. This shows like a show home from the minute you walk through the front door and are greeted by a spacious entryway that leads you through to the gorgeous kitchen with Jenn Air appliances, gas cooktop, wall oven, large pantry, white cabinets, upgraded lights, wine fridge, wine rack, ample cabinet & counter space, central island and tiled backsplash! Adjacent to the kitchen is a generous sized dining area with loads of natural light and large windows and on the other side is the living room with a central gas fireplace. The main floor is completed with a half bathroom for guests, garage access and a separate mud room. Upstairs is just as awesome with a central bonus room with doors for privacy, a primary bedroom with a spa inspired ensuite with dual vanities, sinks, linen closets, a freestanding tub and a massive walk in closet! The upstairs also has 2 additional bedrooms, another full bathroom and a spacious laundry room! The basement level is an entertainers dream with a full wet bar with fridge, home theatre in the rec room, a separate wine room with dual fridges, wine racks, storage and a gorgeous stone wall! There is also an additional bedroom and full bathroom for guests or teens. There are so many amazing features here that it's hard to list them all but some of the other upgrades you'll love are: 2 A/C units, custom shed, concrete patio with gas firepit, beautiful yard, functional and amazing garage with epoxy flooring, tire racks, ceiling storage racks, wall racking and built in storage cabinets! This home is a pleasure to show and has it all! Don't miss this amazing opportunity to buy a home that is ready to move into with having to do anything else!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346505
Bedrooms	4
Bathrooms	4
Year Built	2012
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,516.53 sq. ft.
Main Level Finished Area:	1,060.3 sq. ft.
Upper Level Finished Area:	1,456.22 sq. ft.
Below Grade Finished Area:	977.2 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,241 sq. ft.
Lot Frontage:	38'7"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2012 (Age: 14)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1212233
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$523.92
City Quadrant:	Southeast
Community:	Auburn Bay
Amenities:	Beach Access
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	2 TV brackets, alarm (no contract) as is
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 12'11" × 12'1" ·
Main Floor	Foyer · 8'5" × 7'5" ·
Main Floor	Kitchen · 15'7" × 12'7" ·
Main Floor	Living Room · 17'5" × 14'4" ·
Upper Level	Bedroom · 12'10" × 10'2" ·

Upper Level	Bedroom · 16'1" × 13' ·
Upper Level	Laundry · 8'7" × 8'6" ·
Upper Level	Office · 12'10" × 12'8" ·
Upper Level	Bedroom - Primary · 17'10" × 13'8" ·
Upper Level	Walk-In Closet · 13' × 6'6" ·
Basement	Bedroom · 14' × 11'8" ·
Basement	Office · 14'3" × 8' ·
Basement	Game Room · 15'11" × 11'3" ·
Basement	Other · 9'5" × 4'11" ·
Basement	Furnace/Utility Room · 16'9" × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Front Yard, Landscaped, No Back Lane, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/199-auburn-springs-boulevard-se-calgary-a2346505/

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