70 Auburn Springs Park SE

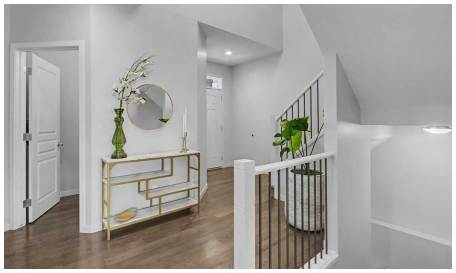
Calgary | Active | MLS® A2354309

$949,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2014**	**2,241.88 sq. ft.**

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Listed by RE/MAX First

A closer look

Framed by mature trees and opening onto serene, unobstructed views of a natural wetland and lush green space, this exceptional 4-bedroom, 4-bathroom residence is set on an expansive pie-shaped lot. Offering 3,157 square feet of meticulously developed living space, this fully finished 2-Storey home pairs bright open-concept interiors with thoughtfully designed features, including a private main-floor office, a spacious upper bonus room, and a magnificent walkout basement. Stepping inside, rich hardwood flooring flows across a sun-drenched main level designed for effortless living and entertaining. At the center of the home, the gourmet kitchen shines with sleek quartz countertops, premium stainless-steel appliances, extensive cabinetry, a walk-in corner pantry, and an expansive center island with seating. This culinary space transitions seamlessly into the dining area and an inviting living room, where a warm stone-faced fireplace with a handcrafted mantle serves as an elegant focal point. Expansive windows frame the surrounding nature, bathing the entire main floor in natural light. A dedicated home office offers a quiet retreat for remote work, while a functional mudroom featuring built-in bench seating, cubbies, and storage handles daily life with ease. Upstairs, a generous front bonus room creates a versatile secondary living area, ideal for family movie nights or quiet relaxation. The primary retreat acts as a private sanctuary, complete with a generous walk-in closet featuring custom organizers and an ensuite with a deep soaker tub, a separate walk-in shower, dual vanities, and a private water closet. Two additional well-proportioned bedrooms, a full four-piece bath, and a convenient upper-level laundry room complete the top floor. The fully finished walkout basement expands your entertaining capabilities with an expansive recreation room, a fourth bedroom, and a full bathroom. A dedicated wet bar with custom cabinetry and abundant counter space makes hosting effortless, supported by multiple storage rooms. Outside, the backyard unfolds into a true private paradise. An expansive upper deck stretches across the back of the home, providing a front-row seat to the tranquil wetland view-perfect for morning coffee or evening dining. Steps lead down to a covered stamped-concrete patio that offers a sheltered outdoor sanctuary regardless of the weather. Beyond, a dedicated fire pit patio nestled among mature trees and lush landscaping sets the stage for cozy gatherings under the stars. Complete with year-round access to Auburn Bay Lake, nearby parks, pathways, and top-rated schools-including Prince of Peace, Auburn Bay, and Lakeshore-this home offers an exceptional lifestyle just minutes from Seton, South Health Campus, and the YMCA. For added buyer confidence and transparency, a recent home inspection report is available in the listing supplements. Book your Showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354309
Bedrooms	4
Bathrooms	4
Year Built	2014
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:	2,241.88 sq. ft.
Main Level Finished Area:	955 sq. ft.
Upper Level Finished Area:	1,286 sq. ft.
Below Grade Finished Area:	916 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,338 sq. ft.
Lot Frontage:	23'10"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2014 (Age: 12)
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:	1213086

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Aluminum Siding, Brick, Cement Fiber Board, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Faces Front
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$523.92
City Quadrant:	Southeast
Community:	Auburn Bay
Amenities:	None
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Hood fan, Ceiling fans, Fridge in the basement
Restrictions:	None Known

Main Floor	Living Room · 15'3" × 14'7" ·
Main Floor	Kitchen · 14'7" × 9'8" ·
Main Floor	Dining Room · 13'5" × 9'2" ·
Main Floor	Office · 10'6" × 8'11" ·
Upper Level	Family Room · 19' × 15' ·
Upper Level	Bedroom - Primary · 18'8" × 13'5" ·
Upper Level	Bedroom · 11'2" × 10' ·
Upper Level	Bedroom · 11'2" × 9'11" ·
Upper Level	Laundry · 8' × 6'1" ·
Basement	Game Room · 24'8" × 13'10" ·
Basement	Bedroom · 12'5" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Fire Pit, Garden, Private Yard
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, No Back Lane, No Neighbours Behind, Pie Shaped Lot, Private
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-1N
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/70-auburn-springs-park-se-calgary-a2354309/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.