

# \$729,900 - 256 Auburn Springs Close Se, Calgary

MLS® #A2268243

**\$729,900**

3 Bedroom, 3.00 Bathroom, 2,322 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Stunning custom-built home showcasing pride of ownership throughout! Located on a quiet, no-through, family-friendly street in the award-winning lake community of Auburn Bay. Offering over 2,300 sq. ft. of thoughtfully designed living space, this home impresses from the moment you step into the spacious foyer. The gourmet chef's kitchen is sure to please with granite counters, a large centre island, raised eating bar, walk-in pantry, and upgraded steel appliances, including a gas cooktop, wall oven, and built-in microwave. The adjacent great room features a beautiful gas fireplace and large picture window, allowing for loads of natural light, while the extended dining room provides ample space for family gatherings and access out onto the rear deck with yard beyond. Upstairs, boasts three spacious bedrooms, a central bonus room with a built-in desk area, and a convenient upper-floor laundry room. The primary bedroom is your private retreat, complete with a spa-inspired 5-piece ensuite featuring heated floors, dual vanities, a soaker tub, a separate step-in shower, and walk-in closet. The unfinished basement is ready for your future choice development. Additional features include built-in speakers and an oversized front attached garage. Enjoy all the year-round amenities Auburn Bay has to offer, including swimming, skating, and community events. This exquisite home truly has it all, style, space, and location. Don't miss your opportunity to call it home.



Built in 2012

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268243    |
| Price          | \$729,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,322       |
| Acres          | 0.09        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 256 Auburn Springs Close Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 1L7                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks                                                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop |
| Heating           | Forced Air                                                                                                                                               |
| Cooling           | None                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                      |

|                 |      |
|-----------------|------|
| # of Fireplaces | 1    |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Full |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | See Remarks               |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Siding |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 4                  |
| Zoning         | R-G                |
| HOA Fees       | 509                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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