



\$ 750,000.00

## 53 AUBURN SPRINGS PLACE SE CALGARY

<https://paulbrinton.com>

Beautiful 3 bedroom + office walkout home located in the sought-after lake community of Auburn Bay! Located on a huge pie lot in a quiet cul-de-sac with friendly neighbours. You are welcomed into this home with an open concept main floor design with loads of natural light, big windows, and...

- 3 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1159316

**Type:** Detached

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-05 02:06:41

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 11/05/21

**Two Piece Bath:** 1

**Lot size:** 5996 sq ft

**Year built:** 2013

**Parking:** Concrete Driveway, Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Beach Access, Clubhouse, Dog Park, Park, Picnic Area, Playground

**Community Features:** Clubhouse, Fishing, Lake, Park, Schools Nearby, Playground, Sidewalks, Tennis Court(s), Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Total Parking:** 4

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Fireplace Features:** Gas, Great Room

**Exterior Features:** None

**District:** CAL Zone SE

**Inclusions:** N/A



**Interior Features:** Breakfast Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub

**Roof Type:** Asphalt Shingle

**Lot Features:** Back Yard, Cul-De-Sac, Lawn, Low Maintenance Landscape, Gentle Sloping, Pie Shaped Lot

**Heating Type:** Forced Air, Natural Gas

## PROPERTY INFORMATION

**Basement:** Unfinished, Walk-Out

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Photo Count:** 43

**Unit Exposure:** W

**Suite:** No

**Frontage Metres:** 7.53M 24`9"

**Living Area SF:** 2514.00

**Structure Type:** House

**Restrictions:** Restrictive Covenant-Building Design/Size, Right of Way - Non Reg

**Levels:** Two

**Zoning:** R-1N

**List Price Square Foot:** \$ 298.33

**Rooms Above Grade:** 8

**Construction Materials:** Shingle Siding, Vinyl Siding, Wood Siding

**Foundation:** Poured Concrete

**Appliances:** Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Washer, Window Coverings

**Subdivision Name:** Auburn Bay

**Lot Size Acres:** 0.14

