

### 36 Auburn Springs Cove SE Calgary, AB T3M 2C2

#### Residential

#### Active

#### Banner:

[A2143802](#)

#### PD:

DOM: 2

LP: \$1,199,999.00

CDOM: 2

OP: \$1,199,999.00

**Your Family Dream Home in Auburn Bay: Well Appointed, Expansive Yard, Stunning Pond Views**



**Class:** Detached

**County:** Calgary

**Type:** House

**Levels:** Two

**Year Built:** 2014

**LINC#:** [0035706233](#)

**Arch Style:** 2 Storey

**Possession:** 30 Days / Neg 11/28/2024

**Lot Dim:**

**Front Length:** 6.79M 22' 3"

**Legal Desc:** 1311684;84;72

**Legal Pln:** 1311684 **Blk:** 84

**City:** Calgary

**Subdivision:** Auburn Bay

**Ttl Beds:** 4

**F/H Bth:** 3/1

**RMS SQFT:** 2,448.54

**LP/SF:** \$490.09

**Suite:** No

**Lot Size:** 6383 SqFt

**Lot Depth:** M'

**Lot:** 72

**Condo:** No

**Zoning:** R-G

**Title to Lnd:** Fee Simple

**Disclosures:** No Disclosure

**Restrict:** None Known

**Tax Amt/Yr:** \$5,950.00/2024

**Loc Imp Amt:**

**Front Exp:** NW

Recent Change: **11/15/2024 : NEW**

**Public Remarks:** Don't miss your opportunity to own this one-of-a-kind property - Welcome to your exceptional family retreat in Auburn Bay, Calgary's premier lake community offering year-round recreation from swimming to ice skating. Nestled on a quiet cul-de-sac, this home boasts one of the largest pie-shaped lots in the area, featuring breathtaking pond views, direct park access, and a backyard oasis. Thoughtfully designed to satisfy every family's needs, including, a fully finished walk-out basement, and upgrades throughout, this home is a rare gem. Upon entering, you're greeted by a bright, open-concept main floor that draws you into a modern farmhouse kitchen. This chef's space features expansive granite countertops, tropical acacia hardwood floors, and ample cabinetry, making it as practical as it is beautiful. The oversized island invites family gatherings, while the dining area is framed by floor-to-ceiling triple-paned windows showcasing serene views. Step out onto your extra-wide deck with a louvered roof, perfect for shade on sunny days. This deck is the ultimate relaxation spot for enjoying your private view over the expansive yard and pond. The upper level is perfectly laid out with three large bedrooms, upper floor laundry, and a spacious bonus room. The primary suite is a personal retreat with a spa-inspired ensuite that includes dual sinks, a soaking tub, and a large walk-in closet. The fully finished walk-out basement expands your living space, offering a bright and inviting family room with a wet bar, ideal for movie nights and entertaining. A full bathroom, extra bedroom, and extra storage space complete this versatile area, which leads directly to the backyard. Outside, the backyard is a true paradise, designed to be both beautiful and functional. With nearly triple the size of a standard lot, this space is perfect for family enjoyment and relaxation. It includes cedar-raised garden beds perfect for satisfying your inner gardener. The custom firepit patio is a cozy spot for gathering with family and friends, while a tiered bed offers even more planting opportunities. An efficient three-zone irrigation system ensures easy maintenance, while two additional sheds provide storage for all your outdoor tools and seasonal items. This home also features an AC system adding to its comfort, Hunter Douglas blinds thought, stunning Gemstone lights and a 40 Amp electric vehicle panel in the garage. Auburn Bay offers outstanding community amenities, including exclusive lake access, a community centre, parks, and highly rated schools (conveniently located within walking distance) making it a truly family-friendly neighbourhood. Don't miss this rare opportunity to own an expansive, stylish home with unmatched views and outdoor space in one of Calgary's most desirable lake communities. This one won't last—schedule your viewing today and see it for yourself!

#### Directions:

#### Rooms & Measurements

|                             | 2P               | 3P | 4P | 5P | 6P |                   |                         |             |          |             |  |
|-----------------------------|------------------|----|----|----|----|-------------------|-------------------------|-------------|----------|-------------|--|
| <b>Baths:</b>               | 1                | 0  | 2  | 0  | 0  | <b>Bed Abv:</b> 3 | <b>Main:</b> 101.52     | <b>Mtr2</b> | 1,092.75 | <b>SqFt</b> |  |
| <b>EnSt Bth:</b>            | 0                | 0  | 0  | 1  | 0  | <b>Rms Abv:</b> 8 | <b>Upper:</b> 125.96    | <b>Mtr2</b> | 1,355.79 | <b>SqFt</b> |  |
|                             |                  |    |    |    |    |                   | <b>Blw Grade:</b> 97.13 | <b>Mtr2</b> | 1,045.49 | <b>SqFt</b> |  |
| <b>Garage Dims (L x W):</b> | 21' 3" x 15' 11" |    |    |    |    |                   | <b>Total AG:</b> 227.47 | <b>Mtr2</b> | 2,448.54 | <b>SqFt</b> |  |

#### Property Information

|                         |                                                                                                                                                                                                   |                    |                        |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------|
| <b>Basement:</b>        | Finished, Full                                                                                                                                                                                    | <b>Laundry Ft:</b> | Laundry Room           |
| <b>Heating:</b>         | Central                                                                                                                                                                                           | <b>Cooling:</b>    | Central Air            |
| <b>Construction:</b>    | Composite Siding, Stone, Wood Frame                                                                                                                                                               | <b>Fireplaces:</b> | 1/Gas, Living Room     |
| <b>Foundation:</b>      | Poured Concrete                                                                                                                                                                                   | <b>Flooring:</b>   | Carpet, Hardwood, Tile |
| <b>Exterior Feat:</b>   | Fire Pit, Garden, Other, Private Entrance, Storage                                                                                                                                                | <b>Fencing:</b>    | Fenced                 |
| <b>Roof Type:</b>       | Asphalt Shingle                                                                                                                                                                                   | <b>Balcony:</b>    | Deck                   |
| <b>Reports:</b>         | RMS Supplements, RPR, Title                                                                                                                                                                       |                    |                        |
| <b>Warranty:</b>        | None                                                                                                                                                                                              |                    |                        |
| <b>Parking:</b>         | Double Garage Attached, Driveway, Insulated                                                                                                                                                       | <b>Total:</b> 4    |                        |
| <b>Features:</b>        | Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar |                    |                        |
| <b>Comm Feature:</b>    | Clubhouse, Fishing, Lake, Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths                                                 |                    |                        |
| <b>Lot Features:</b>    | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Garden, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Underground Sprinklers, Pie Shaped Lot, Private, Views, Wetlands  |                    |                        |
| <b>Waterfront Feat:</b> | Pond                                                                                                                                                                                              |                    |                        |
| <b>HOA:</b>             | \$493.85/Annually                                                                                                                                                                                 |                    |                        |
| <b>HOA Include:</b>     | Amenities w/HOA                                                                                                                                                                                   |                    |                        |
| <b>Goods Include:</b>   | N/A                                                                                                                                                                                               |                    |                        |
| <b>Appliances:</b>      | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer                                                                                       |                    |                        |
| <b>Other Equip:</b>     | None                                                                                                                                                                                              |                    |                        |
| <b>Goods Exclude:</b>   | N/A                                                                                                                                                                                               |                    |                        |
| <b>Outbuildings:</b>    | Shed                                                                                                                                                                                              |                    |                        |
| <b>Assoc Amen:</b>      | Other                                                                                                                                                                                             |                    |                        |

### Rooms Information

| Type         | Level | Dimensions        |               | Type             | Level | Dimensions       |               |
|--------------|-------|-------------------|---------------|------------------|-------|------------------|---------------|
| 2pc Bathroom | Main  | 4' 11" x 5' 4"    | 1.50M x 1.62M | Dining           | Main  | 12' 11" x 11' 2" | 3.94M x 3.40M |
| Kitchen      | Main  | 12' 11" x 14' 11" | 3.94M x 4.55M | Living           | Main  | 14' 1" x 15' 2"  | 4.29M x 4.62M |
| Mud Rm       | Main  | 5' 11" x 9' 8"    | 1.80M x 2.95M | Office           | Main  | 9' 7" x 9' 8"    | 2.92M x 2.95M |
| 4pc Bathroom | 2nd   | 8' 10" x 4' 10"   | 2.69M x 1.47M | 5pc Ensuite bath | 2nd   | 12' 7" x 10' 8"  | 3.83M x 3.25M |
| Bedrm        | 2nd   | 11' 1" x 10' 1"   | 3.38M x 3.07M | Bedrm            | 2nd   | 16' 10" x 9' 11" | 5.13M x 3.02M |
| Bonus        | 2nd   | 13' 11" x 15' 4"  | 4.24M x 4.67M | Laundry          | 2nd   | 10' 11" x 5' 11" | 3.33M x 1.80M |
| Primary Bed  | 2nd   | 12' 8" x 15' 1"   | 3.86M x 4.60M | Walk-In Closet   | 2nd   | 10' 11" x 7' 2"  | 3.33M x 2.19M |
| 4pc Bathroom | BSMT  | 8' 3" x 4' 11"    | 2.51M x 1.50M | Bedrm            | BSMT  | 13' 5" x 14' 1"  | 4.09M x 4.29M |
| Game         | BSMT  | 22' 4" x 19' 3"   | 6.81M x 5.87M | Frn/Util         | BSMT  | 11' 5" x 12' 2"  | 3.48M x 3.71M |

### Agent & Office Information

|                         |                                                                                                                                                                                                                                                                                                                                                            |                   |                                             |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------|
| <b>List Agent:</b>      | <a href="#">Petra Korencik-Getz</a>  petrakgetz@gmail.com                                                                                                                                                                                                                 | <b>Phone:</b>     | <a href="tel:403-669-2622">403-669-2622</a> |
| <b>List Firm:</b>       | <a href="#">Real Estate Professionals Inc.</a>                                                                                                                                                                                                                                                                                                             | <b>Phone:</b>     | <a href="tel:403-547-4102">403-547-4102</a> |
| <b>Firm Address:</b>    | 202, 5403 CROWCHILD TRAIL N.W., CALGARY, T3B 4Z1                                                                                                                                                                                                                                                                                                           | <b>Firm Fax:</b>  | <a href="tel:403-547-6150">403-547-6150</a> |
| <b>Appt:</b>            | Book all appointments though Showing Time                                                                                                                                                                                                                                                                                                                  | <b>List Date:</b> | 11/13/2024                                  |
| <b>Showing Contact:</b> | Petra Korencik-Getz 403-669-2622                                                                                                                                                                                                                                                                                                                           | <b>Expiry Dt:</b> | 01/30/2025                                  |
| <b>Comm:</b>            | 3.5% on the first \$100,000 and 1.5% on the Balance Of Sale Price                                                                                                                                                                                                                                                                                          | <b>With Dt:</b>   |                                             |
| <b>LB Type/Info:</b>    | Door Keycode/Pin Code/                                                                                                                                                                                                                                                                                                                                     | <b>Dower Rt:</b>  | Yes                                         |
| <b>Owner Name:</b>      | T & E Wolfe                                                                                                                                                                                                                                                                                                                                                | <b>SRR:</b>       | No                                          |
| <b>Ownership:</b>       | Private                                                                                                                                                                                                                                                                                                                                                    |                   |                                             |
| <b>Occupancy:</b>       | Owner                                                                                                                                                                                                                                                                                                                                                      |                   |                                             |
| <b>Exclusion:</b>       | No                                                                                                                                                                                                                                                                                                                                                         |                   |                                             |
| <b>Member Rmks:</b>     | Home available for showings starting November 17 (home will be vacant). All showings through Showing Time. Please remove your shoes upon entry, turn off all the lights, and ensure the doors are locked after your showing. DO NOT OPEN PERGOLA IF THERE IS SNOW ON TOP. Any questions and offers can be directed to Petra Korencik-Getz at 403-669-2622. |                   |                                             |

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