



THE
A-TEAM

**RE/MAX
FIRST**

48 AUBURN SPRINGS Boulevard, Calgary T3M 0V7

MLS® #: **A2120004**

Area: **Auburn Bay**

Listing Date: **04/26/24**

List Price: **\$824,998**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar: **3,983 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,264**
Low Sqft:
Ttl Sqft: **2,264**

DOM

23

Layout

Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction:
Concrete,Vinyl Siding
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Tankless Hot Water,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`11" x 5`5"	Den	Main	11`3" x 9`10"
Kitchen	Main	12`9" x 11`2"	Dining Room	Main	11`2" x 8`3"
Living Room	Main	15`1" x 13`10"	2pc Bathroom	Main	
Bedroom - Primary	Upper	14`6" x 11`11"	4pc Ensuite bath	Upper	
4pc Bathroom	Upper		Bedroom	Upper	10`1" x 10`0"
Bedroom	Upper	10`1" x 10`0"	Bedroom	Upper	10`8" x 9`11"
Office	Basement	13`3" x 11`2"	Game Room	Basement	23`9" x 25`1"
4pc Bathroom	Basement		Laundry	Main	7`0" x 5`2"
Bonus Room	Upper	19`0" x 16`5"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1110025**

Zoning: **R-1N**

Remarks

Pub Rmks: ***** Amazing 4 Bedrooms former show home by Baywest *** with over 3000 sqft of living space in a Lake Community of Auburn Bay, Easy access to Major Highways. The Location is ideal walking distance for workers at the South Health Campus and for any family who have young kids to walk them to the new school that is just 100 feet away. This beautiful home is located just across a large playground area and is two minutes to Seton Shopping Center. As you enter the home you are greeted with a large foyer that leads to a versatile Flex room that can be used as an office. You're sure to be impressed with 9' ceilings on the main floor, hardwood floors, upgraded kitchen w/island, granite counters, stainless-steel appliances, gas f/p in the living Room, main floor laundry, mud room, & rear deck w/gas BBQ line. The upper floor features a Spacious Bonus room up, Master bedroom w/ensuite 4 pc bath, walk in closet, 3 additional bedrooms & full 4pc bath. The lower level is fully finished w/large Rec room, wet bar, full bath & A Room that can be used as a bedroom or office. Additional features include IN-FLOOR heating in the basement and an oversized Double Car Garage. Also, the home is equipped with Hunter Douglas blinds throughout, Central A/C, Home Theater system wiring in bonus room & Rec room. To top off all these amazing features of this amazing home there is also an underground sprinkler system to ease lawn & garden care. Don't forget all the amenities this great community has to offer. Call to view today!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













