



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**50 AUBURN SHORES Way, Calgary T3M 0X1**

MLS®#: **A2120305**

Area: **Auburn Bay**

Listing Date: **04/05/24**

List Price: **\$925,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2010**  
Lot Information  
Lot Sz Ar: **5,694 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,741**  
Low Sqft:  
Ttl Sqft: **2,741**

DOM

**45**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **5**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Corner Lot,Lake,Front Yard,Landscaped**  
Park Feat: **Double Garage Attached,Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Stove,Microwave,Refrigerator,Window Coverings**  
Int Feat: **High Ceilings**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4' 10" x 6' 6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17' 0" x 9' 8"</b>
<b>Other</b>	<b>Main</b>	<b>111' 10" x 10' 7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5' 0" x 9' 1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12' 3" x 111' 0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>8' 2" x 15' 2"</b>
<b>Office</b>	<b>Main</b>	<b>9' 4" x 8' 7"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6' 11" x 10' 0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>111' 6" x 111' 5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12' 3" x 111' 0"</b>

**Bonus Room  
Bedroom - Primary  
Bedroom**

**Second  
Second  
Basement**

**19`0" x 12`11"  
17`0" x 17`6"  
16`6" x 10`10"**

**Laundry  
4pc Bathroom  
Bedroom**

Legal/Tax/Financial

**Second  
Basement  
Basement**

**7`11" x 9`7"  
4`10" x 9`1"  
11`2" x 14`5"**

Title:  
**Fee Simple**  
Legal Desc:

**1013075**

Zoning:  
**R-1**

Remarks

Pub Rmks: **This family home, situated on a corner lot, boasts a prime location directly across from the Lake House, offering easy access to the beach! This property offers ample space and functionality with 5 bedrooms, a double attached garage, and an additional oversized Single Detached Garage (complete with heating, wiring, and built-in cabinets). The main floor features expansive windows at the rear, seamlessly connecting the great room, large dining area, and kitchen. Sliding glass doors off the great room lead to a private deck with a hot tub. The gourmet kitchen boasts a sizable island with a breakfast bar and top-of-the-line stainless steel appliances including a gas cooktop and built-in wall oven. A walk-through pantry leads to a spacious mudroom and access to the double attached garage. Completing the main floor is a versatile front flex room (currently used as a kids' playroom) that could serve as a home office or formal dining area, along with an additional office/computer room ideal for homework or crafts. Upstairs, the layout offers practicality with a laundry room conveniently attached to the Primary Bedroom's walk-in closet, which leads to a spa-like ensuite bathroom. Alongside the primary bedroom, there are two other spacious bedrooms on the upper level. The bonus room features patio doors to the upper balcony, offering unobstructed views of the lake and mountains, making it an ideal spot for enjoying community fireworks! The developed basement boasts two more bedrooms, a full bathroom, and plenty of space for a home gym or storage. Outside, the corner lot provides privacy in the backyard (with a stone patio in front of the detached garage) and a pergola/patio space in the front yard, offering ample space for entertaining and relaxation. This property is complete with Air Conditioning for warm summer nights, Solar Panels (to reduce energy costs) and wiring for an EV Charger in the garage.**

Inclusions: **Trampoline, Patio Furniture, Hot Tub**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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



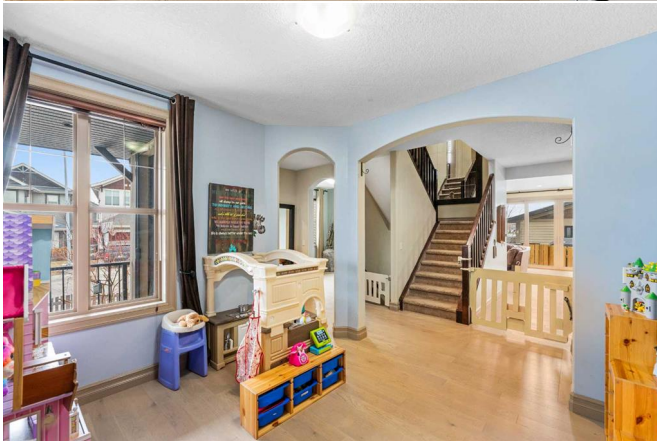




















50 Auburn Shores Way SE, Calgary, AB

Main Floor Exterior Area 1278.59 sq ft  
Excluded Area 450.22 sq ft



0 5 10

PREPARED 2024/04/02

White regions are excluded from total floor area in CLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

50 Auburn Shores Way SE, Calgary, AB

2nd Floor Exterior Area 1493.15 sq ft



0 4 8

PREPARED 2024/04/02

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50 Auburn Shores Way SE, Calgary, AB

Basement (Below Grade) Exterior Area 1200.02 sq ft



0 3 6

PREPARED 2024/04/02

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