



THE
A-TEAM

**RE/MAX
FIRST**

10 AUBURN BAY Avenue #319, Calgary T3S 0A8

MLS® #: **A2124245**

Area: **Auburn Bay**

Listing Date: **04/18/24**

List Price: **\$459,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,321**
Low Sqft:
Ttl Sqft: **1,321**

DOM

31
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Landscaped**
Park Feat: **Guest,Off Street,Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`5" x 8`11"
4pc Bathroom	Second	8`2" x 4`11"
Bedroom	Second	9`10" x 9`11"
Bedroom	Third	13`3" x 13`9"
4pc Bathroom	Basement	8`0" x 4`11"
Furnace/Utility Room	Basement	17`0" x 9`1"

Room	Level	Dimensions
Living Room	Main	15`3" x 14`0"
4pc Ensuite bath	Second	4`10" x 10`1"
Bedroom - Primary	Second	10`3" x 12`10"
Loft	Third	16`9" x 9`1"
Game Room	Basement	20`5" x 15`5"

Legal/Tax/Financial

Condo Fee:
\$352

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **1111241**

Remarks

Pub Rmks: **Experience the charm of lake community living without breaking the bank! Step into this exquisite Jayman-built townhome in Auburn Bay, boasting 3 bedrooms plus a bonus room/loft and a fully developed basement with 3 full baths. Spread across four levels, this home offers over 1700 sq. ft. of living space. Nestled within the well-maintained complex, surrounded by mature trees and scenic pathways leading to the vibrant community, this residence welcomes you with a fenced front patio, perfect for outdoor gatherings. Inside, discover soaring ceilings and a spacious foyer with a convenient hall coat closet. The main floor dazzles with an open-concept layout encompassing a bright living room, a separate dining area, and a stylish kitchen featuring stainless steel Maytag appliances, ample cupboard space, and BRAND NEW cabinets installed in early 2023, complete with above-cabinet lighting controlled remotely. Upstairs, retreat to the primary bedroom with its own 4-piece bath and walk-in closet, along with a second well-appointed bedroom and another 4-piece bath. Ascend to the third level to find a generously sized bedroom and a versatile bonus room/loft. For ultimate relaxation and entertainment, head downstairs to the fully developed basement housing a cozy recreation room complemented by a 4-piece bath and a utility room offering ample storage space. Laundry facilities are conveniently located on this level. This pet-friendly unit, subject to board approval, includes 1 Titled parking stall. Situated in a prime location, close to schools, restaurants, the South Health Campus Medical Centre, parks, pathways, transit, LAKE ACCESS and more, this home also offers ample on-site visitor parking and street parking for added convenience. Welcome to your new haven in Auburn Bay!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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









