



THE
A-TEAM

**RE/MAX
FIRST**

44 AUBURN SOUND Court, Calgary T3M 0G5

MLS®#: **A2133444**

Area: **Auburn Bay**

Listing Date: **05/25/24**

List Price: **\$1,249,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 28-Jun**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,889**
Low Sqft:
Ttl Sqft: **2,889**

Lot Information

Lot Sz Ar: **6,544 sqft**
Lot Shape:

DOM

36
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **7**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Lawn,Landscaped,Many Trees**
Park Feat: **Additional Parking,Aggregate,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Courtyard,Garden,Private Yard**

Construction: **Cement Fiber Board,Stone**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Dry Bar,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`3" x 4`11"
Dining Room	Main	13`0" x 11`5"
Kitchen	Main	17`10" x 14`1"
Mud Room	Main	7`10" x 10`9"
4pc Bathroom	Upper	47`11" x 7`6"
Bedroom	Upper	10`6" x 12`7"

Room	Level	Dimensions
Breakfast Nook	Main	14`0" x 7`3"
Foyer	Main	12`9" x 12`3"
Living Room	Main	16`0" x 14`3"
Other	Main	5`5" x 8`0"
5pc Ensuite bath	Upper	14`4" x 14`0"
Bedroom	Upper	11`0" x 11`6"

Bedroom
Walk-In Closet
3pc Bathroom
Bedroom
Furnace/Utility Room

Upper
Upper
Lower
Lower
Lower

14`0" x 17`11"
12`2" x 9`4"
8`5" x 8`7"
10`4" x 18`4"
15`9" x 13`5"

Bedroom - Primary
Laundry
Other
Game Room
Walk-In Closet

Upper
Upper
Lower
Lower
Lower

13`9" x 19`2"
7`6" x 9`1"
9`0" x 7`9"
28`1" x 21`3"
7`0" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **0710127**

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to your dream home! This immaculate 2-storey residence offers over 4000 sq ft of luxurious finished living space, thoughtfully designed to cater to all your needs. Nestled in a quiet cul-de-sac, this property provides a peaceful retreat while being conveniently located near essential amenities. As you walk up you will notice the amazing curb appeal with triple garage and extended driveway. Located only steps from the walking path. Enter the front door and you are greeted by the formal dining room that flows in to a cozy living room and a modern kitchen with a large island. Enjoy this bright space with many, many windows and garden door leading to the spacious deck with pergola, hot tub and backyard with path and gas hookup for your firepit. The kitchen boasts cabinets to the ceiling, stainless appliances and loads of counters.. A substantial butler's pantry off the kitchen is ideal for all your culinary needs as well as storage. There is also a second pantry for more storage!! To finish off this level is a half bath and a practical mudroom adds convenience and organization. Upstairs the spacious layout boasts 4 generous bedrooms and a versatile bonus room, perfect for a home office, playroom, or additional living space. The primary bedroom is stunning with spa-like ensuite and large walk in closet. Also, convenient upstairs laundry. Enjoy the ease of having laundry facilities on the same floor as the bedrooms. The fully finished basement is an entertainer's delight, complete with a fireplace, wet bar (with heated floor), full bath, and an additional bedroom, providing ample space for guests or a growing family. The perfect man cave! A spacious, heated triple garage offers plenty of room for vehicles and storage. This exquisite home combines luxury and functionality, making it perfect for families and those who love to entertain. Don't miss the opportunity to make this beautiful house your new home.**

Inclusions: **All Blinds (Hunter Douglas), two Phantom screens, 2nd bar fridge, 75" TV in lower level, all TV mounts, Hot Tub, Shed, Cabinet in Furnace room, Ceiling storage shelves in garage**

Property Listed By: **Royal LePage Benchmark**

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











