



THE
A-TEAM

**RE/MAX
FIRST**

67 AUBURN SOUND Manor, Calgary T3M0G5

MLS®#: **A2138625** Area: **Auburn Bay** Listing Date: **06/06/24** List Price: **\$1,238,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2012** Abv Sqft: **2,662**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,392 sqft** Ttl Sqft: **2,662**
 Lot Shape:

DOM

22
Layout
 Beds: **5 (4 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Stone**
 Heating: **Fireplace(s),Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`10" x 14`5"	Breakfast Nook	Main	14`6" x 12`0"
Kitchen	Main	13`1" x 10`4"	Dining Room	Main	12`4" x 9`11"
Foyer	Main	11`1" x 8`7"	Mud Room	Main	11`3" x 4`11"
2pc Bathroom	Main	5`6" x 5`0"	Bedroom	Basement	13`1" x 9`9"
Family Room	Second	14`8" x 12`5"	Bedroom - Primary	Second	14`7" x 12`5"
5pc Ensuite bath	Second	11`4" x 10`6"	Bedroom	Second	14`3" x 10`3"
Bedroom	Second	12`0" x 10`4"	Bedroom	Second	13`1" x 9`7"

Laundry

Second

10`2" x 5`2"

5pc Bathroom
Legal/Tax/Financial

Second

11`9" x 4`11"

Title:
Fee Simple
Legal Desc:

0710127

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to this beautiful 5-bedroom home in the Estates of Auburn Bay, complete with private lake access. The home boasts a fantastic floorplan featuring a spacious foyer, an open kitchen, dining room and a generous great room, both warmed by a double-sided gas fireplace. The kitchen is a chef's dream with custom-finished grey cabinetry, a white quartz countertop, a mosaic glass tile backsplash, and stainless-steel appliances, including a gas cooktop. Upstairs, you'll find four bedrooms, including a large primary with a 5-piece ensuite bath and a walk-in closet. This level also includes a bright bonus room and a convenient laundry room. The basement offers a 5th bedroom while remaining partially finished giving you endless possibilities for customization. The fully fenced and landscaped yard is perfect for outdoor entertaining, featuring an expansive deck, hot tub, gazebo and an array of trees and shrubs. Enjoy private lake access with a pathway leading to your own dock, offering year-round activities. Ideally located, this home is just a short walk from the pond, walking paths, parks, and playgrounds.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Solutions**

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









