



THE
A-TEAM

**RE/MAX
FIRST**

112 AUBURN BAY Avenue, Calgary T3M 0K8

MLS®#: **A2143439**

Area: **Auburn Bay**

Listing Date: **06/21/24**

List Price: **\$929,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 18-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,865 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,974**
Low Sqft:
Ttl Sqft: **2,974**

DOM

99
Layout
Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Lawn,Garden,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Humidifier,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Recessed Lighting,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	16`11" x 13`10"
Breakfast Nook	Main	9`3" x 8`5"
Bedroom	Main	11`1" x 9`0"
4pc Bathroom	Main	11`2" x 5`0"
Entrance	Main	9`1" x 8`1"
Loft	Upper	7`7" x 5`3"

Room	Level	Dimensions
Kitchen	Main	16`8" x 14`8"
Dining Room	Main	11`6" x 11`5"
Living Room	Main	12`8" x 11`9"
Laundry	Main	6`5" x 5`7"
Bonus Room	Upper	16`11" x 12`0"
Bedroom - Primary	Upper	17`9" x 13`2"

Bedroom
Bedroom
4pc Bathroom
Walk-In Closet

Upper
Upper
Upper
Upper

11`1" x 10`6"
11`1" x 10`6"
8`2" x 7`6"
5`8" x 7`0"

4pc Bathroom
Bedroom
5pc Ensuite bath

Upper
Upper
Upper

11`3" x 4`11"
14`7" x 11`6"
11`10" x 10`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0811972

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to this exquisite home in the heart of popular Auburn Bay, where pride of ownership shines throughout. This fully custom residence spans over 2970 sq. ft. with 9 ft ceilings on all three levels, offering luxurious living and endless potential. As you step inside, you're greeted by a grand foyer leading to a formal living room and a spacious dining room, perfect for hosting gatherings. The gourmet kitchen is a chef's delight, featuring a huge island, gleaming granite countertops, and stainless-steel appliances including a gas stove, chimney hood fan, and a refrigerator with ice and water dispenser. Upgraded dishwasher and garburator complete this impeccable kitchen. The main floor also includes a convenient laundry room, a main floor bedroom, and a full 4 pc bathroom. Upstairs, a generous bonus room awaits with built-in speakers, ideal for executive entertainment. The primary bedroom is a serene retreat with ample space, complemented by an ensuite that boasts double vanities, a custom jetted tub, a separate custom shower, and a water closet for added privacy. Three additional well-appointed bedrooms on this level are served by two more 4 pc bathrooms. This home also features an unfinished basement, offering you the opportunity to customize and expand your living space according to your needs and preferences. Outside, the fully landscaped backyard beckons with a large deck, perfect for enjoying private moments or hosting summer BBQs. Residents of this home also enjoy lake access and nearby amenities that make Auburn Bay a sought-after community. Don't miss out on the chance to make this beautiful property your own. Schedule your private tour today and envision the endless possibilities awaiting you in this exceptional home.

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

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











