



THE
A-TEAM

**RE/MAX
FIRST**

127 AUBURN BAY Common, Calgary T3M0M5

MLS®#: **A2143767**

Area: **Auburn Bay**

Listing Date: **07/03/24**

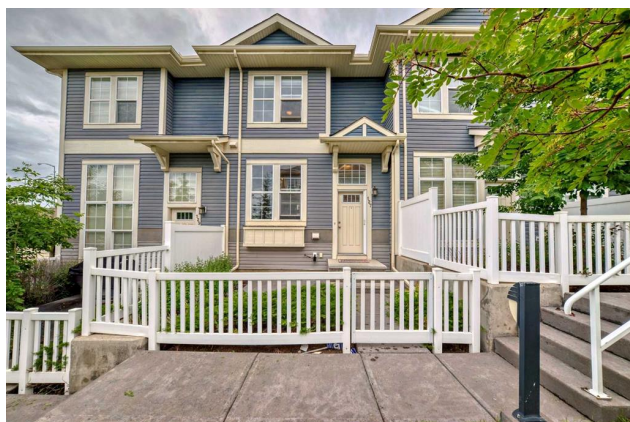
List Price: **\$475,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,217**
Low Sqft:
Ttl Sqft: **1,217**

DOM

75
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Close to Clubhouse,Front Yard,Low Maintenance Landscape,Rectangular Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Oven,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Granite Counters,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| Living Room | Main | 12`11" x 13`9" |
| 2pc Bathroom | Main | 6`9" x 3`0" |
| Bedroom | Upper | 13`3" x 10`4" |
| Walk-In Closet | Upper | 4`8" x 6`5" |
| Bedroom - Primary | Upper | 11`2" x 13`9" |
| Walk-In Closet | Upper | 5`0" x 4`11" |

| Room | Level | Dimensions |
|----------------------|----------|---------------|
| Dining Room | Main | 6`4" x 10`10" |
| Kitchen | Main | 11`9" x 10`5" |
| 3pc Ensuite bath | Upper | 7`10" x 4`11" |
| Laundry | Upper | 3`0" x 6`5" |
| 4pc Ensuite bath | Upper | 7`10" x 4`11" |
| Furnace/Utility Room | Basement | 12`8" x 17`2" |

Legal/Tax/Financial

Condo Fee:
\$255

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X1

Legal Desc: **1011937**

Remarks

Pub Rmks: **Seize the opportunity to own a stunning townhome in the highly desirable Auburn Bay community! This charming unit features a private patio and a scenic green space walking path right out front. Upon entering, you'll be greeted by abundant natural light streaming through large windows. The kitchen is equipped with granite countertops and a convenient breakfast bar. The main level boasts beautiful hardwood floors that add warmth and character to the space, leading to a spacious living room with its own balcony. Upstairs, you'll find two master bedrooms, each with walk-in closets and spacious en-suites, as well as a convenient laundry area. The home includes several recent upgrades: a new refrigerator (2023) and washer/dryer (2023), a brand-new window unit AC, and freshly cleaned ducts (2024). Additional features include a double car garage. Just a short walk from the beautiful lake and numerous nearby amenities, this townhome offers everything you need and more.**

Inclusions: **Window AC Unit, Furniture Negotiable**
Property Listed By: **Greater Property Group**

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