



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**36 AUBURN SPRINGS Cove, Calgary T3M 2C2**

MLS®#: **A2143802**      Area: **Auburn Bay**      Listing Date: **11/13/24**      List Price: **\$1,199,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **6,383 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,448**  
 Low Sqft:  
 Ttl Sqft: **2,448**

DOM

**38**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Lawn,Garden,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Underground Sprinklers,Pie Shaped Lot,Private,Views,Wetlands**  
**Double Garage Attached,Driveway,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Fire Pit,Garden,Other,Private Entrance,Storage**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 11`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 14`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`1" x 15`2"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`11" x 9`8"</b>	<b>Office</b>	<b>Main</b>	<b>9`7" x 9`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`10" x 4`10"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>12`7" x 10`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 10`1"</b>	<b>Bedroom</b>	<b>Second</b>	<b>16`10" x 9`11"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>13`11" x 15`4"</b>	<b>Laundry</b>	<b>Second</b>	<b>10`11" x 5`11"</b>

**Bedroom - Primary**  
**4pc Bathroom**  
**Game Room**

**Second**  
**Basement**  
**Basement**

**12`8" x 15`1"**  
**8`3" x 4`11"**  
**22`4" x 19`3"**

**Walk-In Closet**  
**Bedroom**  
**Furnace/Utility Room**

**Second**  
**Basement**  
**Basement**

**10`11" x 7`2"**  
**13`5" x 14`1"**  
**11`5" x 12`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1311684**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Don't miss your opportunity to own this ONE-OF-A-KIND PROPERTY - Welcome to your exceptional family retreat in Auburn Bay, Calgary's premier lake community offering year-round recreation from swimming to ice skating. Nestled on a QUIET CUL-DE-SAC, this home boasts one of the largest PIE-SHAPED LOTS shaped lots in the area, featuring breathtaking POND VIEWS, DIRECT PARK ACCESS and a BACKYARD OASIS. Thoughtfully designed to satisfy every family's needs, including, a fully finished WALK-OUT BASEMENT, and upgrades throughout, this home is a rare gem. Upon entering, you're greeted by a bright, open-concept main floor that draws you into a modern farmhouse kitchen. This chef's space features expansive GRANITE COUNTERTOPS, TROPICAL ACACIA HARDWOOD FLOORS, and ample cabinetry, making it as practical as it is beautiful. The oversized island invites family gatherings, while the dining area is framed by floor-to-ceiling triple-paned windows showcasing serene views. Step out onto your extra-wide deck with a louvered roof, perfect for shade on sunny days. This deck is the ultimate relaxation spot for enjoying your PRIVATE VIEW over the EXPANSIVE YARD AND POND. The upper level is perfectly laid out with three large bedrooms, upper floor laundry, and a spacious bonus room. The primary suite is a personal retreat with a spa-inspired ensuite that includes dual sinks, a soaking tub, and a large walk-in closet. The fully finished walk-out basement expands your living space, offering a bright and inviting family room with a WET BAR, ideal for movie nights and entertaining. A full bathroom, extra bedroom, and extra storage space complete this versatile area, which leads directly to the backyard. Outside, the backyard is a true paradise, designed to be both beautiful and functional. With nearly TRIPLE the size of a standard lot, this space is perfect for family enjoyment and relaxation. It includes cedar-raised garden beds perfect for satisfying your inner gardener. The CUSTOM FIRE PIT PATIO is a cozy spot for gathering with family and friends, while a tiered bed offers even more planting opportunities. An efficient THREE-ZONE IRRIGATION SYSTEM ensures easy maintenance, while two additional sheds provide storage for all your outdoor tools and seasonal items. This home also features an AC system adding to its comfort, Hunter Douglas blinds thought, stunning GEMSTONE LIGHTS and a 40 AMP ELECTRIC VEHICLE PANEL in the garage. Auburn Bay offers OUTSTANDING COMMUNITY AMENITIES, including exclusive lake access, a community centre, parks, and highly rated schools (conveniently located within walking distance) making it a truly family-friendly neighbourhood. Don't miss this rare opportunity to own an expansive, stylish home with UNMATCHED VIEWS and outdoor space in one of Calgary's most desirable lake communities. This one won't last—schedule your viewing today and see it for yourself!**

Inclusions:  
Property Listed By:

**Safe in garage, 40 amp electric vehicle panel in garage**  
**Real Estate Professionals Inc.**

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











