



THE
A-TEAM

**RE/MAX
FIRST**

34 AUBURN SPRINGS Park, Calgary T3M 1Y4

MLS®#: **A2145242** Area: **Auburn Bay** Listing Date: **06/28/24** List Price: **\$1,050,000**
 Status: **Pending** 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: **4,144 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,152**
 Low Sqft:
 Ttl Sqft: **2,152**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Lawn,Garden,Greenbelt,Landscaped,Rectangular Lot,Wetlands**
 Park Feat: **Double Garage Attached,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Balcony,Barbecue,Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer**
 Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`7" x 11`2"	Living Room	Main	14`3" x 14`9"
Kitchen	Main	10`8" x 13`2"	Dining Room	Main	11`1" x 12`10"
Mud Room	Main	5`2" x 6`5"	Bedroom - Primary	Upper	11`4" x 15`1"
Bedroom	Upper	9`5" x 12`4"	Bedroom	Upper	9`1" x 12`9"
Laundry	Upper	5`10" x 8`10"	Bonus Room	Upper	11`8" x 14`0"
Family Room	Basement	12`3" x 13`5"	Kitchen With Eating Area	Basement	10`5" x 12`3"
Bedroom	Basement	11`0" x 12`9"	Laundry	Basement	7`0" x 18`2"

2pc Bathroom
4pc Bathroom
Other

Main
Upper
Main

4`10" x 5`1"
5`0" x 11`7"
9`8" x 12`0"

4pc Bathroom
5pc Ensuite bath

Basement
Upper

5`0" x 12`0"
11`9" x 13`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1213086

Zoning:
R-1N

Remarks

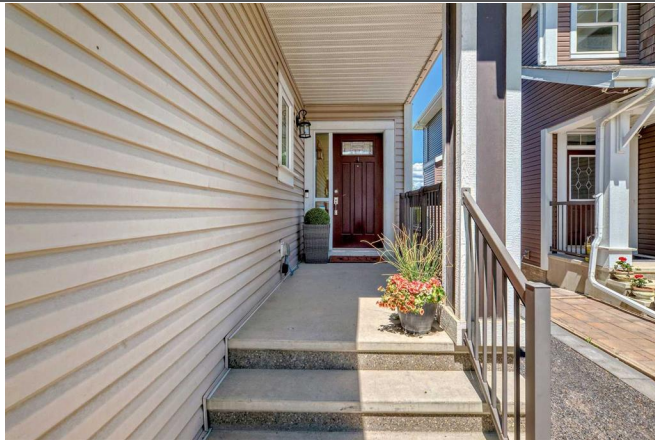
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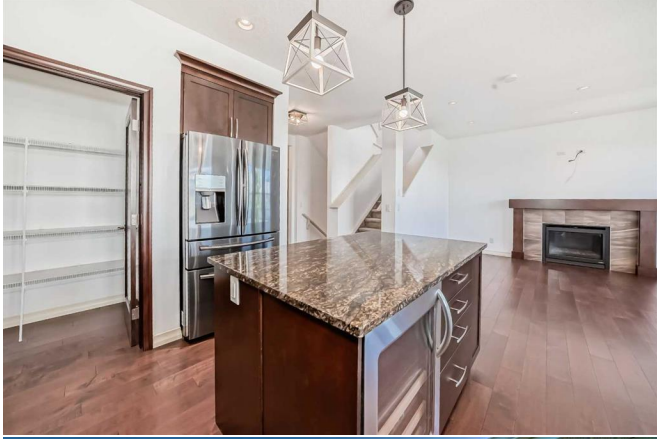
This Jayman built home is a hidden gem, centrally located in Auburn Bay with one of the best locations in this coveted community! The spacious floor plan features over 2,900 SQFT of living space including the legal basement suite on the lower walkout level. What sets this house apart is the location in Auburn Bay; backing onto a large treed park with pond and water fountains, you can enjoy one of the nicest backyard views in the community. Centrally located, you are within a 10 min walk to the awesome Auburn House, with beach and clubhouse amenities, three schools, the Calgary Co-op and all the restaurants and services, as well as several playgrounds and walking paths. The newly built house has been kept in pristine condition and comes complete with all of the features and upgrades you want in your dream home, including hardwood floors, 9' ceilings in the basement and main floor, AC, and an oversized (18'11" x 23'6") double attached garage plus no need to change or hang exterior lighting due to the newly installed Gemstone exterior lights. The chef's kitchen is complete with recently updated stainless steel appliances, a 5- burner gas stovetop, double wall oven, silgranit sink, quartz & granite countertops, full height cabinetry, eating bar, built-in bar fridge & wine rack, and a walk-in pantry. The living and dining rooms feature a gas fireplace with mantle and large windows which provide stunning views of the park and pond feature. Upstairs, the master retreat features a glass surround shower, oversized soaker tub, dual sinks, make-up vanity, water closet & double walk-in closets with custom wood organizers. A large bonus room, laundry room with shelving, 4pc bath & 2 additional bedrooms with ample closet space complete the 2nd floor. Downstairs, the walkout basement was professionally developed as a legal secondary basement suite. It comes complete with a large bedroom, 4pc bathroom, stacking laundry, linen closet, living room & kitchen with newer stainless steel appliances. The beautifully landscaped backyard has a spacious deck with a gas line, covered patio area, garden with sprinkler setup & access to the walking paths and parks. The whole house has been freshly painted and is move in ready - call your favorite realtor today before it's gone.

Inclusions:
Property Listed By:

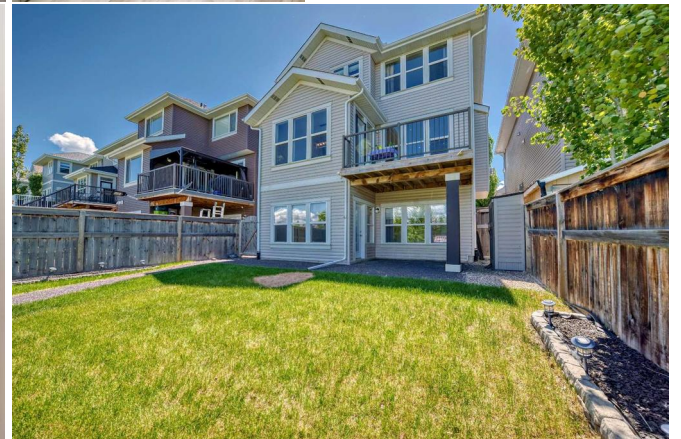
**AC, Basement Appliances: Hood fan with microwave, Refrigerator, dishwasher washer and dryer
Grand Realty**

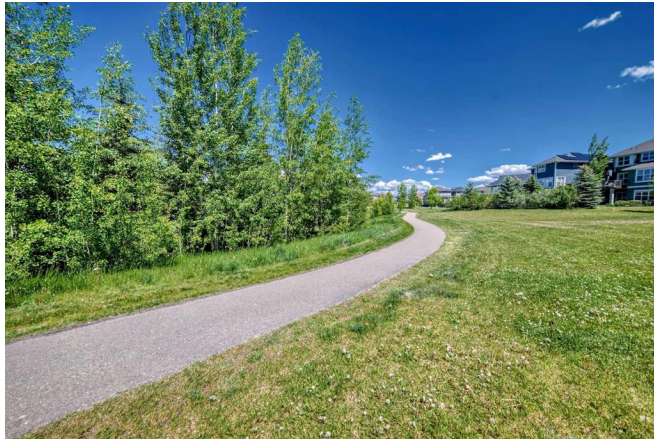
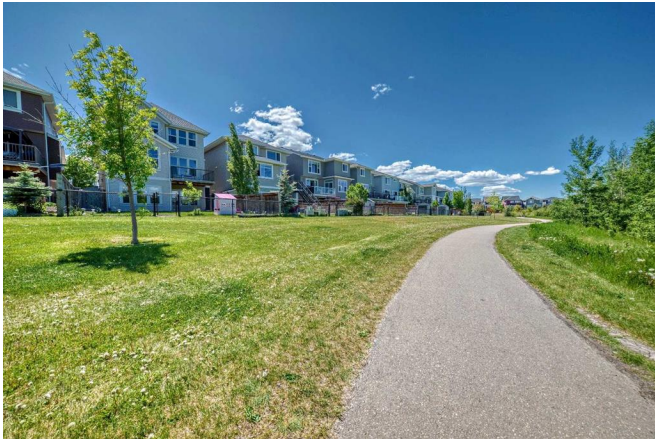
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











GROSS AREA 38 Auburn Springs Park SE - Calgary
 MAIN LEVEL: 936.33 SqFt, UPPER LEVEL: 1215.60 SqFt
 BASEMENT: 936.33 SqFt, GARAGE: 474.5 SqFt
 TOTAL: 2152.50 SqFt