



THE
A-TEAM

**RE/MAX
FIRST**

753 AUBURN BAY Boulevard, Calgary T3M 0H4

MLS®#: **A2146706**

Area: **Auburn Bay**

Listing Date: **07/04/24**

List Price: **\$820,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 02-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**
Lot Information
Lot Sz Ar: **4,424 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,916**
Low Sqft:
Ttl Sqft: **1,916**

DOM

74
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lake,Front Yard,Low Maintenance Landscape,Greenbelt,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **French Door,High Ceilings,Kitchen Island,Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 6`0"
Dining Room	Main	13`1" x 11`3"
Living Room	Main	15`8" x 18`2"
4pc Bathroom	Second	4`11" x 7`4"
Bedroom	Second	8`11" x 12`5"
Bedroom - Primary	Second	12`1" x 15`9"
4pc Bathroom	Lower	12`2" x 11`0"
Game Room	Lower	11`8" x 21`7"
Furnace/Utility Room	Lower	7`1" x 8`10"

Room	Level	Dimensions
Office	Main	9`0" x 14`3"
Kitchen With Eating Area	Main	13`1" x 10`10"
Laundry	Main	5`10" x 10`7"
4pc Ensuite bath	Second	9`3" x 8`9"
Bedroom	Second	8`10" x 12`9"
Great Room	Second	11`7" x 17`10"
Bedroom	Lower	13`0" x 9`9"
Media Room	Lower	13`5" x 17`0"

Title: **Fee Simple**
Legal Desc: **0614791**

Zoning:
R-1N

Remarks

Pub Rmks: **Price Adjusted to SELL! Come See! Fully Developed. Pride of Ownership. Immediate Possession. Air Conditioned. Hardwood flooring. Maple Cabinets. .Kitchen Island. Stainless Steel Appliances. Enjoy your Summer at the LAKE. Fully Landscaped. No maintenance exterior. Canine Artificial Turf Lawn, Hot Tub, west exposure Deck enjoy the evening sun. Patio. Gas for the Barbeque on the Deck. Rear Alley is Paved. Great for Road Hockey. Lacross. All Season Celebright permanent exterior lights. Enjoy and Relax in the Media/Theatre Room with projector, speakers and screen included.. Upstairs BONUS Room .Includes the Pool Table, Ping Pong Top. Bright and Spacious. Main Floor and Lower Laundry Options. Main Floor Office. Extra High Ceilings. Open Concept. 2 Laundry areas main floor and lower level. 4 Bathrooms Total. 4+ Bedrooms. Central Vac System. The Bus Stops Here. Across from Green Space. Garage is heated with New Doors and Soft Closing Door Openers. Basement is Developed with RAISED sub floor, additional Bedroom. 3 Piece Bathroom. Flex/Exercise Area. Walk to South Campus Hospital. Subdivision of Choice.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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