



THE
A-TEAM

**RE/MAX
FIRST**

107 AUBURN SOUND Cove, Calgary T3M 0G6

MLS®#: **A2153103** Area: **Auburn Bay** Listing Date: **07/30/24** List Price: **\$1,275,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **6,458 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,706**
 Low Sqft:
 Ttl Sqft: **2,706**

DOM

50
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,Landscaped,Private,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard,Storage**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Central Vacuum,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`6" x 15`5"
Pantry	Main	8`1" x 4`5"
Foyer	Main	6`9" x 6`1"
Den	Main	12`2" x 11`8"
Bonus Room	Upper	14`11" x 14`4"
5pc Ensuite bath	Upper	20`7" x 6`3"

Room	Level	Dimensions
Kitchen	Main	18`6" x 14`8"
Dining Room	Main	13`6" x 8`0"
Mud Room	Main	12`9" x 5`3"
2pc Bathroom	Main	5`5" x 5`3"
Bedroom - Primary	Upper	15`7" x 14`0"
Bedroom	Upper	12`5" x 10`11"

Bedroom
4pc Bathroom
Game Room
Other
Furnace/Utility Room

Upper 13`3" x 11`1"
Upper 8`7" x 4`11"
Basement 18`6" x 12`5"
Basement 13`6" x 7`6"
Basement 12`7" x 9`11"

Laundry
Family Room
Bedroom
3pc Bathroom

Upper 9`0" x 7`10"
Basement 15`6" x 14`0"
Basement 15`1" x 11`7"
Basement 8`8" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0710127**

Zoning: **R-1**

Remarks

Pub Rmks: **This one is a stunner! Perfectly located on one of Auburn Bay's BEST cul-de-sac's and a short walk to the lake from your semi private pathway directly behind your new home! This home has it all! Mountain views, pond views, lake views and your own pathway to visit the lake at your convenience! Inside this amazing home is a main floor office as you enter, storage bench that is ideal for the kids! Through to the main living areas there is a chefs dream kitchen with loads of counter and cabinet space, large walkthrough pantry, stainless steel appliances, gas stove, tiled backsplash and upgraded lighting package. The dining space has amazing views, access to the upper deck, tons of natural sunlight and can accommodate a large table with plenty of chairs. The living room is a cozy space with a stunning gas fireplace to enjoy on those cold winter nights. The main floor is completed with a half bath and a mud room with plenty of storage for everyone! Upstairs you are going to LOVE the sun filled bonus room with views of the lake and vaulted ceilings, 2 additional bedrooms and a full bathroom for the kids, upper laundry that leads through to the large walk in closet in the primary bedroom and an ensuite to die for with dual sinks, stone countertops, soaker tub, separate shower and tons of storage! The lower walkout level is also finished and has a 4th bedroom, an additional full bathroom with a steam shower, new flooring, rec room area with an awesome media set up with speakers, bar area and tons of storage if you need it! As you walk out to the yard you are going to enjoy the meticulously maintained lawn, plenty of trees for privacy, covered patio area, shed for your lawn toys AND the most exciting part - access to the lake access pathway! There is so much more to love here as well - A/C, built in vacuum, new hot water tank, premier location in a cul de sac and across the street from the lakefront homes, proximity to schools, transit, shopping, all of the local amenities like the multitude of shopping plazas, restaurants, VIP theatre, hospital, YMCA and SO MUCH MORE - do not miss this one!!**

Inclusions: **basement TV and attached speakers**
 Property Listed By: **Real Broker**

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











