



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**57 AUBURN BAY View, Calgary T3M 0C8**

MLS®#: **A2155818**      Area: **Auburn Bay**      Listing Date: **08/09/24**      List Price: **\$625,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2006**  
Lot Information  
 Lot Sz Ar: **2,820 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,500**  
 Low Sqft:  
 Ttl Sqft: **1,500**

DOM

**41**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Landscaped,Private,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Kitchen Island,Open Floorplan,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 11`4"</b>	<b>Family Room</b>	<b>Main</b>	<b>18`11" x 12`8"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>12`10" x 10`5"</b>	<b>Mud Room</b>	<b>Main</b>	<b>3`11" x 3`3"</b>
<b>Entrance</b>	<b>Main</b>	<b>6`7" x 5`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`4" x 3`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`7" x 12`7"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`2" x 5`11"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`11" x 4`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 9`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 9`3"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`9" x 4`11"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0612264**

Zoning: **R-1N**

Remarks

Pub Rmks: **Welcome to the tranquil lakeside community of Auburn Bay! This stunning Belvedere floorplan is offering 3 bedrooms and 3 baths. Step inside to discover hardwood flooring throughout the main floor, a cozy corner fireplace, brand new carpeting installed just 2 months ago. The bright kitchen full of natural light boasts a new fridge and stove, an abundance of cabinets for storage and a large dining area overlooking the stunning backyard. Upstairs you will find a large primary bedroom with walk-in closet and 4 piece ensuite bath, 2 additional bedrooms and a 4 piece main bath. Outside, you will find a beautifully landscaped private and fully fenced yard, ideal for relaxing or entertaining. The yard leads to an oversized double garage with an 8 ft tall door, providing ample space for parking oversized vehicles plus the paved alley provides an additional reason to love this home. Don't miss out on the opportunity to own this fantastic home in Auburn Bay. Schedule your showing today!**

Inclusions: **N/A**  
 Property Listed By: **Real Estate Professionals Inc.**

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