



THE
A-TEAM

**RE/MAX
FIRST**

224 AUBURN SOUND View, Calgary T3M0E4

MLS®#: **A2160998**

Area: **Auburn Bay**

Listing Date: **08/28/24**

List Price: **\$1,199,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar: **5,069 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,717**
Low Sqft:
Ttl Sqft: **2,717**

DOM

21
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,Backs on to Park/Green Space,Lake,Landscaped,Private,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 5`2"
Kitchen	Main	18`5" x 17`8"
Office	Main	11`8" x 12`2"
5pc Ensuite bath	Upper	20`7" x 11`5"
Bedroom	Upper	11`2" x 13`2"
Laundry	Upper	9`1" x 8`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`6" x 7`7"
Living Room	Main	16`7" x 15`6"
4pc Bathroom	Upper	4`11" x 8`5"
Bedroom	Upper	10`11" x 12`4"
Bonus Room	Upper	15`0" x 18`7"
Bedroom - Primary	Upper	14`0" x 15`9"

Walk-In Closet
Other
Family Room

Upper
Basement
Basement

11`2" x 7`1"
11`2" x 11`3"
33`10" x 22`6"

3pc Bathroom
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0613854

Remarks

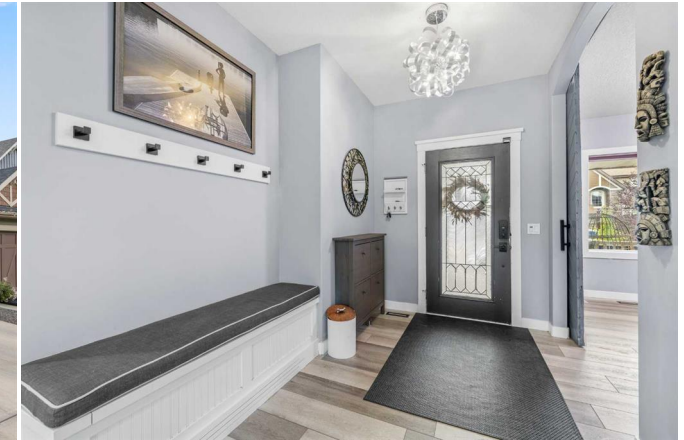
Pub Rmks:

This PRIVATE LAKE ACCESS, 2-story Albi-built home is located in the desirable community of AUBURN BAY! This fully developed immaculate home features 4 bedrooms and 4 bathrooms. Upon entering the front door you are welcomed with an office/flex room overlooking the front porch and a foyer that opens into the main living area where you will find a living room, dining area and a freshly renovated dream gourmet kitchen with floor-to-ceiling cabinets, matching white backsplash, quartz countertops, oversized center island with sink, dishwasher, built in microwave, seating for casual entertaining and a walk-through pantry. The main floor is finished with a 2pc bathroom, Custom Built in Organizers in your spacious mud room and Luxury vinyl plank floors. Upstairs you will find a bonus room with vaulted ceilings, 2 generously sized bedrooms & luxurious master retreat with a 5pc ensuite featuring dual sinks, a soaker tub & a walk-in closet that connects to the upper laundry room. The finished basement includes a custom-built wet bar, flex room, family room perfect for movie nights, another bedroom and a 3pc bath. Outside you will find a beautifully landscaped yard with a private deck, hot tub, a firepit and private lake access. Don't miss your chance to view this amazing luxury home!

Inclusions:
Property Listed By:

Garage remote, garage control, shed
eXp Realty

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

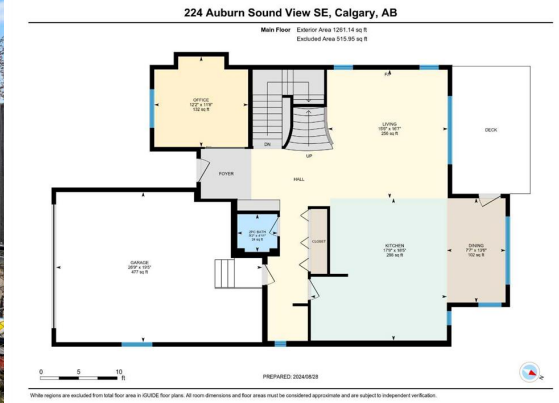












224 Auburn Sound View SE, Calgary, AB

2nd Floor Exterior Area 1,458.55 sq ft



224 Auburn Sound View SE, Calgary, AB

Basement (Below Grade) Exterior Area 1,151.14 sq ft
Excluded Area 18.54 sq ft



