



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**202 AUBURN SOUND Manor, Calgary T3M0N4**

MLS®#: **A2162014**      Area: **Auburn Bay**      Listing Date: **09/09/24**      List Price: **\$985,000**  
 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: **4,811 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,484**  
 Low Sqft:  
 Ttl Sqft: **2,484**

DOM

**10**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**  
 Park Feat: **Front Drive,Garage Door Opener,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`6" x 10`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`0" x 18`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>12`8" x 9`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>15`0" x 10`0"</b>	<b>Laundry</b>	<b>Upper</b>	<b>9`8" x 7`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>18`0" x 14`6"</b>	<b>Game Room</b>	<b>Basement</b>	<b>22`0" x 15`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>14`6" x 8`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`6" x 14`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 10`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 10`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`0" x 12`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`6"</b>

4pc Bathroom  
5pc Ensuite bath

Basement  
Upper

9`6" x 5`0"  
17`6" x 10`0"

4pc Bathroom

Upper

10`0" x 5`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1312372**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Welcome to this luxurious 4 bedroom, 3.5 bathroom home, spanning over 3500sqft in living space! Located in the highly sought-after, family-oriented community of Auburn Bay, this home offers access to the lake, enhancing its prime location! Led exterior lights, split triple garage, and Hunter Douglas blinds throughout the home add a touch of elegance to the entire house. With dual furnaces, a 75 Us-Gallon hot water tank, humidifier and water softener system, it will ensure to enhance your comfort of living! The deck will lead you a beautiful green-spaced backyard. This exquisite home is situated in a prime location, within walking distance to the lake AND a secluded green space for summer relaxation. The main floor features 9-foot ceiling, office, spacious living room and mudroom. The chef's dream kitchen features a walk-in pantry, granite countertops, gas stove, and stainless appliances. Living room has a fireplace with mantel; bright and spacious dining room will sure to bring in lots of natural sunlight! Main floor completes with a half bathroom, mud room, and engineered hardwood floor all throughout! Upstair features a large luxurious master-bedroom with a 5 pc ensuite (dual vanities), and walk-in closet. The bonus room offers more space for gatherings! Both the master bedroom and the bonus room have upgraded designer lighting fixtures. The additional spacious two bedrooms share a full 4pc bathroom. Downstairs in the basement, you'll find an additional bedroom, a full 4pc-bathroom, and a large family room that can be used for a gym or a recreational area, perfect for having cozy movie nights. Other features such as security alarm, triple pane windows, hardie board sidings, and central vaccum. This home is truely a gem that you can't miss! Come and experience this treasure today!**

Inclusions:  
Property Listed By: **n/a  
Homecare Realty Ltd.**

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













