



THE
A-TEAM

**RE/MAX
FIRST**

867 AUBURN BAY Boulevard, Calgary T3M 0H6

MLS®#: **A2162085**

Area: **Auburn Bay**

Listing Date: **09/13/24**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **3,963 sqft**
Lot Shape:

Access:

Lot Feat: **City Lot,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

DOM

6
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Bathroom Rough-in**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	14`4" x 11`11"
Bedroom	Second	10`8" x 9`11"
Living Room	Main	17`7" x 13`11"
Kitchen	Main	12`6" x 10`11"
4pc Bathroom	Second	9`6" x 4`11"

Room	Level	Dimensions
Bedroom	Second	10`4" x 10`1"
Bonus Room	Second	17`11" x 13`11"
Dining Room	Main	11`11" x 8`11"
5pc Ensuite bath	Second	10`4" x 8`10"
2pc Bathroom	Main	5`4" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0711775

Remarks

Pub Rmks: **Welcome to this wonderful family home in a perfect family neighborhood with an unparalleled blend of modern community-focused living. Located perfectly across the street from two schools and is a quick walk to the amazing community lake. The main floor features a spacious family room and versatile dining area adjoining the kitchen, centered around a cozy gas fireplace, a versatile formal dining room, and a convenient 2-piece bathroom, creating a wonderful space for both family and entertaining guests. Upstairs, the home continues to impress with three generously sized bedrooms, including a big primary suite that offers a 5-piece ensuite with a tub, vanity, and a separate shower, plus an expansive walk-in closet. An additional 4-piece bathroom, and versatile bonus room, perfect for family entertainment or a home office. Step out on to a nice deck for a bar-b-q and enjoy the backyard on those nice summer nights. Enjoy the best of Auburn Bay's community amenities. With exclusive lake access, you can indulge in year-round activities from paddle boarding to ice skating. The community clubhouse, tennis & pickleball courts.**

Inclusions: **N/A**
Property Listed By: **Diamond Realty & Associates LTD.**

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







