



THE
A-TEAM

**RE/MAX
FIRST**

81 AUBURN MEADOWS Crescent, Calgary T2M 2E3

MLS®#: **A2162372**

Area: **Auburn Bay**

Listing Date: **09/04/24**

List Price: **\$975,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **4,241 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,538**
Low Sqft:
Ttl Sqft: **2,538**

DOM

14
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,None**

Construction: **Concrete,Stone,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Stove,Microwave,Other,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`10" x 3`0"
Kitchen	Main	13`9" x 14`6"
5pc Bathroom	Second	15`1" x 4`11"
Bedroom	Second	12`10" x 12`10"
Bonus Room	Second	15`1" x 13`5"
Bedroom - Primary	Second	11`7" x 17`9"

Room	Level	Dimensions
Dining Room	Main	9`0" x 17`1"
Living Room	Main	16`0" x 17`10"
5pc Ensuite bath	Second	13`0" x 11`8"
Bedroom	Second	15`1" x 13`5"
Laundry	Second	5`9" x 8`3"
Walk-In Closet	Second	7`9" x 12`7"

4pc Bathroom
Bedroom
Game Room

Basement
Basement
Basement

12`5" x 4`11"
11`6" x 12`4"
12`4" x 15`8"

Bedroom
Exercise Room
Furnace/Utility Room

Basement
Basement
Basement

11`5" x 12`4"
10`6" x 12`4"
7`4" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1412015

Remarks

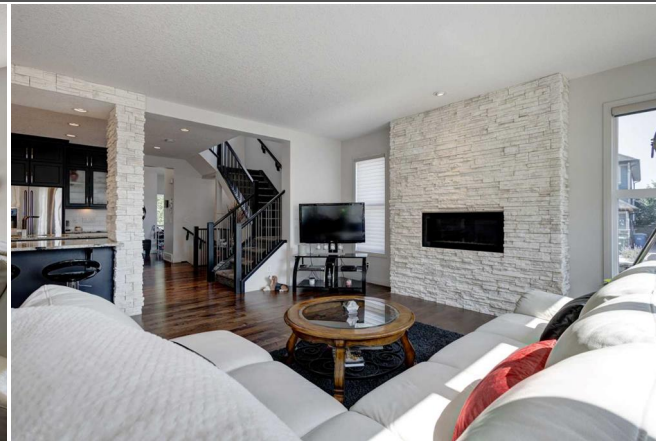
Pub Rmks:

OPEN HOUSE SUNDAY SEPT 15 from 12-4pm. Your search ends here...5 bedrooms, 2.5 baths, 3 sitting rooms & a Gym. Prepare to be captivated by this stunning home nestled in the highly desired community of Auburn Bay. Elegantly designed by Jayman, the Lauren model has meticulous attention to detail, & offers plenty of exquisite custom features with a perfect blend of luxury, functionality & convenience. Step inside the main entrance, it is spacious & lined with beautiful hardwood floors throughout main floor, with an open floor plan and an abundance of natural light. Prepare to be wowed by the gourmet kitchen, a true masterpiece. Equipped with plenty amounts of full height soft close cabinets, S/S built-in appliances, a 5-burner gas cooktop with a sleek custom wood range hood, and not just one, but two islands lined with custom stone finish. The opulent granite counters provide the perfect backdrop for your culinary creations. Add a walk-in pantry, and you will never run out of space. Adjacent to the kitchen is a generous dining area & cozy living room featuring a stone wall gas fireplace, perfect for unwinding after a long day. Step out onto the backyard with a large stamped concrete patio with a stone firepit, rough in for hot tub and BBQ gas line hookup. Complete the main level with a 2pc bath and mudroom with custom cabinets offering plenty of space for the large family. Upstairs, a central bonus room awaits along with a convenient upper-level laundry room. Retreat to the primary bedroom sanctuary, complete with a luxurious 5-piece ensuite, dual walk-in closets, and ample space to unwind in soaker tub or shower. Two additional spacious bedrooms complete with a full 5pc bathroom with duo sinks to ensure comfort for the entire family. Let us not forget about the basement with thick underlay to keep it cozy. Here you will find 2 additional bedrooms, 4pc bath, exercise room and a recreation room. Add an O/S garage with a rough in for heater, A/C, cul-de-sac living this home spares no expense. Experience the best of lakeside living, with a host of amenities & located by schools, parks, shopping, dining, and access to transit. Check out this fully developed custom home with over 3500 sq ft of living and prepare to be awed!

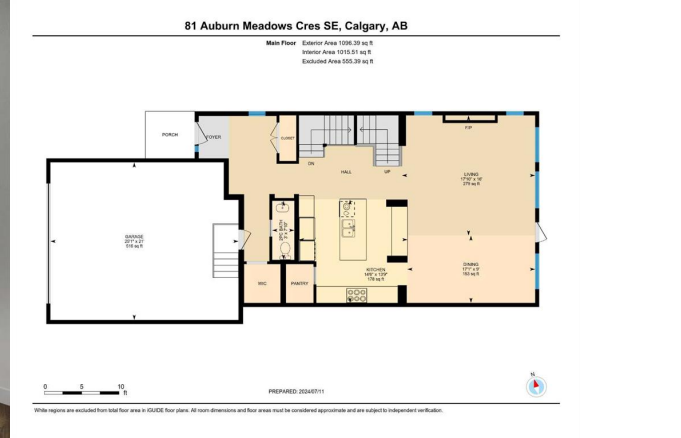
Inclusions:
Property Listed By:

None
Coldwell Banker Mountain Central

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









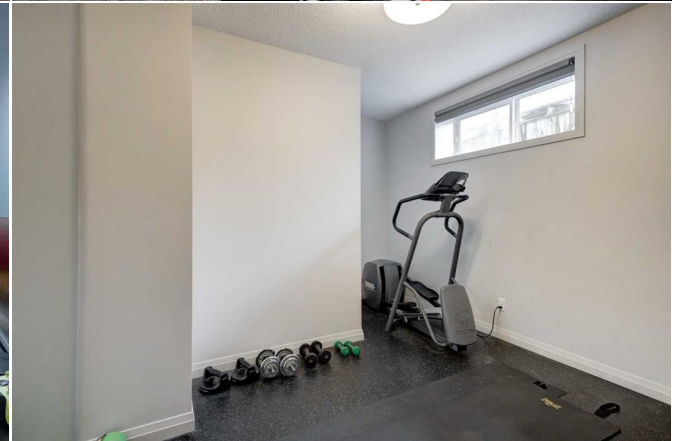
81 Auburn Meadows Cres SE, Calgary, AB

2nd Floor Exterior Area 1441.87 sq ft
Interior Area 1347.72 sq ft
Excluded Area 94.08 sq ft



PREPARED: 20240711

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



81 Auburn Meadows Cres SE, Calgary, AB

Basement (Below Grade) Exterior Area 1480.20 sq ft
Interior Area 927.35 sq ft



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