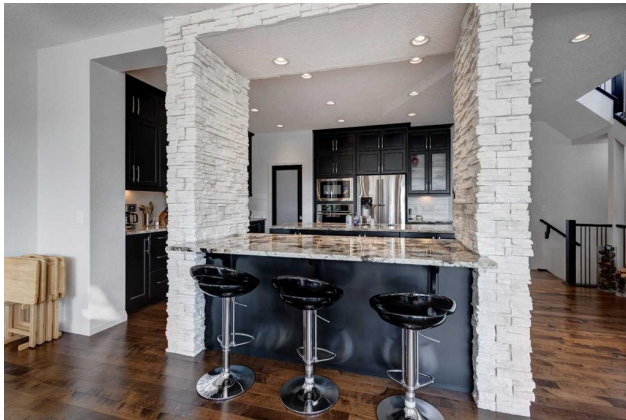


81 AUBURN MEADOWS Crescent, Calgary T2M 2E3

MLS®#: **A2162372** Area: **Auburn Bay** Listing **09/04/24** List Price: **\$964,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 10-Oct** 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

77
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** Construction: **Concrete,Stone,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Sewer: Ext Feat: **BBQ gas line,None** 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	Room	Level	Dimensions
2pc Bathroom	Main	7`10" x 3`0"	Dining Room	Main	9`0" x 17`1"
Kitchen	Main	13`9" x 14`6"	Living Room	Main	16`0" x 17`10"
5pc Bathroom	Second	15`1" x 4`11"	5pc Ensuite bath	Second	13`0" x 11`8"
Bedroom	Second	12`10" x 12`10"	Bedroom	Second	15`1" x 13`5"
Bonus Room	Second	15`1" x 13`5"	Laundry	Second	5`9" x 8`3"
Bedroom - Primary	Second	11`7" x 17`9"	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:

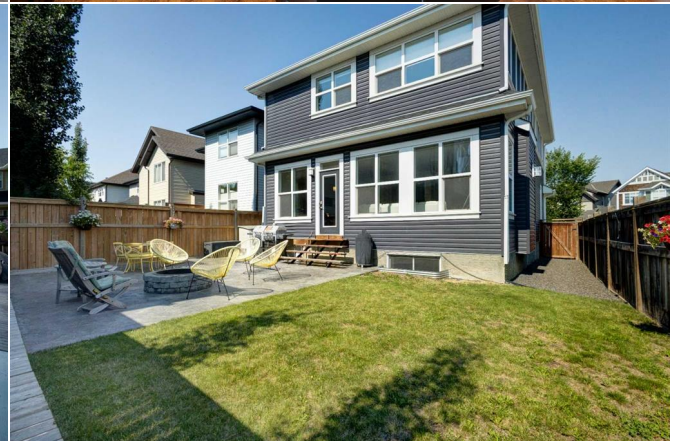
Start the car....Your search ends here...Bedrooms Plus or convert some to home offices, 3.5 baths, 3 sitting rooms, gym and O/S Garage. Prepare to be captivated by this stunning home nestled in the highly desired community of Auburn Bay. Elegantly designed by Jayman, the Lauren model has meticulous attention 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 & 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 custom closets with ample space to unwind in soaker tub or shower. Two additn'l 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 addition'l bedrooms, 4pc bath with dual sinks, exercise room & family 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! There are 3 virtually staged photos.

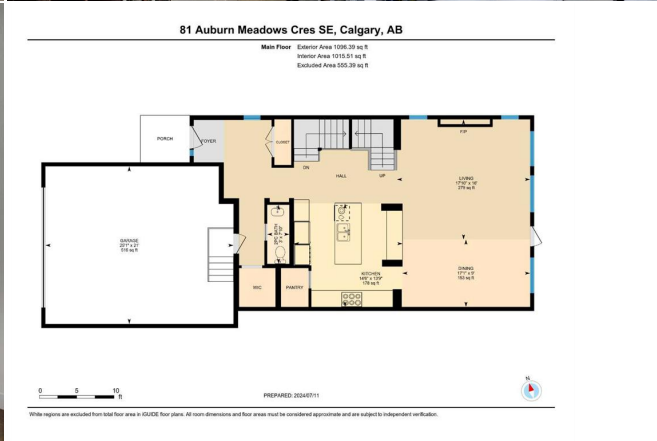
Inclusions:
Property Listed By:

None
Coldwell Banker Mountain Central

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









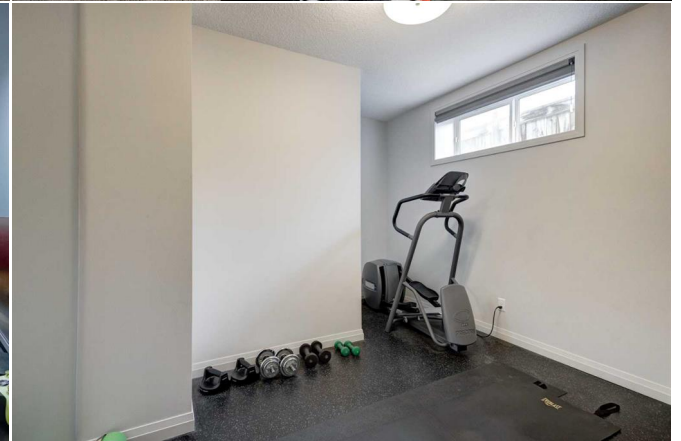
81 Auburn Meadows Cres SE, Calgary, AB

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



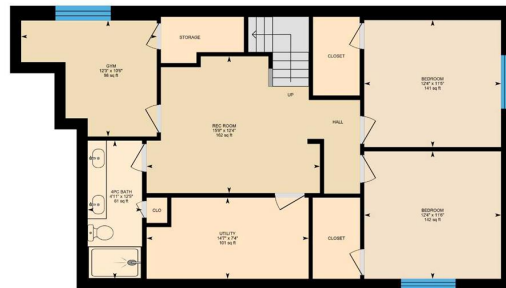
PREPARED: 20240711

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



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.



