



THE
A-TEAM

**RE/MAX
FIRST**

94 AUBURN SPRINGS Park, Calgary T3M1Y2

MLS®#: **A2162921** Area: **Auburn Bay** Listing Date: **09/05/24** List Price: **\$925,000**
 Status: **Active** 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: **4,219 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,528**
 Low Sqft:
 Ttl Sqft: **2,528**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Front Yard,Lawn,Low Maintenance Landscape,Greenbelt,Landscaped,Level,Many Trees,Street Lighting,Treed**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,In Garage Electric Vehicle Charging Station(s)**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`6" x 12`8"	Dining Room	Main	12`11" x 11`11"
Living Room	Main	17`6" x 13`11"	Bonus Room	Upper	12`9" x 12`8"
Laundry	Upper	8`7" x 8`7"	Bedroom - Primary	Upper	17`11" x 13`8"
Bedroom	Upper	10`5" x 10`3"	Bedroom	Upper	12`11" x 10`8"
2pc Bathroom	Main	5`5" x 4`11"	5pc Bathroom	Upper	12`9" x 4`11"

5pc Ensuite bath

Upper

18` 4" x 12` 11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1213086

Zoning:
R-1N

Remarks

Pub Rmks:

Located in one of Calgary's most prestigious lake communities, no upgrade was missed in the building of this home. Featuring elements straight out of a designer magazine, this home is absolutely stunning! You'll fall in love with the curb appeal, and the front porch is a place you'll want to spend your mornings enjoying your coffee. Walk into the elegant front foyer, flooded with natural light and complimented by hardwood floors that run throughout the main floor. The front of this home is designed for the comings and goings of any family, including a large front hall closet, as well as an additional mudroom closet, and access to the double attached garage. The main living area boasts elegant upgrades and a kitchen you'll want to cook and bake in. Featuring top of the line stainless steel appliances, a built-in oven, microwave and warming drawer, gas cooktop and wine fridge. The counters are stunning, with light granite surround countertops and an island with dramatic dark granite and beautiful veining. Every detail of the kitchen and living area have been mindfully chosen, down to the soft close drawers, hand painted cabinetry and stylish light fixtures and cabinet pulls. You'll enjoy the eat up breakfast bar for quick morning breakfasts, as well as a spacious West facing dining nook for the family Sunday night dinners. The living room features a gas fireplace where you'll want to nestle in with a good book, or a glass of wine with company. The upgrades continue upstairs where you'll find a bonus room at the top of the stairs that can be closed off, with a beautiful French door and glass wall panels. This offers great sound proofing for families with younger kids, or for that spouse that likes an earlier bedtime! At the front of the home, you'll find 2 bedrooms with great closet space, as well as the main bath, which features double sinks and quartz countertops, and the same hand-painted cabinetry that's in the kitchen. The laundry room has been upgraded with a laundry sink, and an additional linen closet. The primary bedroom is a space to relax, featuring a spacious closet designed by California Closets, and a stunning ensuite. The ensuite is truly a 'his and hers', as each vanity is completely separated from the other. You'll enjoy the massive soaker tub and vanity desk on one side, while the other boasts a large shower, and plenty of storage. The basement has been left untouched, but has a 3 pc rough in for future development as well as extraordinary windows that offer amazing sunlight into the space, commonly known as a "Sunshine Basement". The backyard is an extension of the home itself, featuring an upper deck with gas line, and a lower patio area; perennials and easy to care for shrubs and trees. Backing onto a greenbelt with a walking path that can take you directly to the community schools (4 minutes) and the lake, you can enjoy this amazing community right from your back yard.

Inclusions:
Property Listed By:

**TV brackets in bonus room and kitchen
CIR Realty**

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









