



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**107 AUBURN SOUND Manor, Calgary T3M 0G6**

MLS® #: **A2163232**      Area: **Auburn Bay**      Listing Date: **09/05/24**      List Price: **\$1,280,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **5,694 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,504**  
 Low Sqft:  
 Ttl Sqft: **2,504**

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Many Trees,Street Lighting,Private,Rectangular Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Boat Slip,Dog Run,Garden,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Induction Cooktop,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	5`3" x 10`11"	2pc Bathroom	Main	4`11" x 4`11"
Office	Main	11`5" x 8`0"	Living Room	Main	15`3" x 11`11"
Dining Room	Main	16`7" x 8`1"	Kitchen	Main	16`11" x 12`2"
Bedroom	Second	12`1" x 10`8"	Bedroom	Second	11`5" x 12`10"
4pc Bathroom	Second	5`2" x 11`0"	Laundry	Second	8`3" x 6`0"
Bonus Room	Second	14`8" x 11`10"	Bedroom - Primary	Second	16`0" x 13`7"
5pc Ensuite bath	Second	11`2" x 14`10"	Walk-In Closet	Second	8`8" x 10`8"

<b>Media Room</b>	<b>Lower</b>	<b>16`8" x 16`3"</b>	<b>Game Room</b>	<b>Lower</b>	<b>11`7" x 9`1"</b>
<b>Exercise Room</b>	<b>Lower</b>	<b>14`8" x 16`5"</b>	<b>Flex Space</b>	<b>Lower</b>	<b>15`7" x 8`0"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>4`11" x 7`6"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>13`1" x 11`1"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-1**  
Legal Desc: **0814240**

Remarks

Pub Rmks: **Welcome to this Executive home in the lake community of Auburn Bay! This lake access property has a direct & private pathway to the lake only steps from your back yard. 4 season lake living from hot summer nights to skating in the winter. This original owner home has over 3500 square feet of development and is move in ready. The open floor plan is sure to impress with 9 foot ceilings, main floor office with custom built ins, sliding pine barn door, & butcher block counters. This chefs dream kitchen has beautiful quartz counters, 9 foot island, full stainless steel appliances including an induction cooktop and 64 inch wide full sized freezer and fridge, and a custom built 10 feet wide pantry with sliding doors. The kitchen is open to the large 17 foot wide dining area big enough for all the holiday dinner parties. This space also includes a cozy fireplace in the living room and a ton of natural light coming in the south facing backyard. The mud room is an amazing space for all your storage needs right off the garage door. A 2 piece bathroom completes this level. Step outside to the covered patio with walnut plank ceiling to be enjoyed rain or shine. The lush backyard features a slate flagstone fire pit area with natural gas hookup. The elegant curved staircase with metal spindles leads you to the second level. Upstairs you will find the king sized primary bedroom with a spacious 6 piece ensuite bathroom with separate double vanities, & luxurious free standing soaker tub lit with a chandelier. The beautiful shower has 10mm frameless glass door. The ensuite leads directly into the walk in closet & through to the laundry room. This space has built in cabinets and wood counter. There are two generously sized bedrooms each naturally lit with 7 foot wide windows, and an additional 4 piece bathroom and bonus room to complete this level. The basement is fully developed with a large family and games room. The massive fireplace is custom built with marble stacked stone & maple surround. Projector is discretely positioned in the bulkhead and the screen retracts into ceiling for a clean look when not in use. There is plumbing roughed in behind the wall under the TV in the games room for a future wet bar. The brand new bathroom was just professionally completed with porcelain tile and 10mm sliding glass door. A very large exercise room with egress window and smoke detector allow for conversion to a bedroom if preferred. Motorized exterior shades plus air conditioning keep this house cool in the summer while keeping electricity costs low. This home has an almost 60 foot wide lot for the huge FOUR BAY GARAGE, allowing parking for 3 cars plus an additional 14 foot storage bay. This area would be great for wood working, garden storage, or motorcycle parking without using any of the three car spaces! Four 4x8 storage lofts allow space for all of your seasonal belongings. Finishing off this dream garage is hot and cold hose spigots and porcelain tiled dog shower.**

Inclusions: **motorized exterior shades**  
Property Listed By: **RE/MAX Landan Real Estate**

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











