



THE
A-TEAM

**RE/MAX
FIRST**

118 AUBURN MEADOWS Avenue, Calgary T3M 2E6

MLS®#: **A2163234**

Area: **Auburn Bay**

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

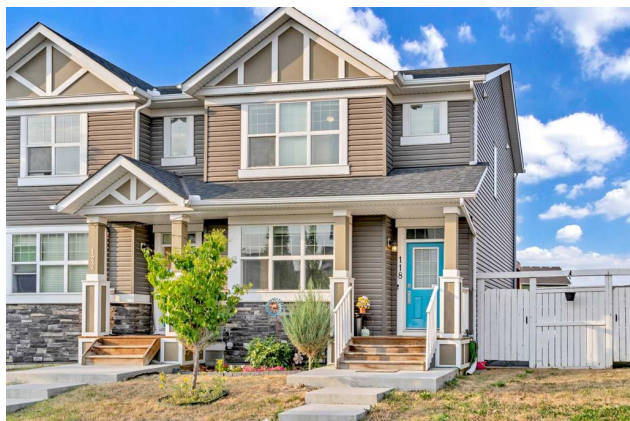
List Price: **\$550,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,240

Year Built:

2016

Low Sqft:

Lot Information

Ttl Sqft:

1,240

Lot Sz Ar:

3,982 sqft

Lot Shape:

DOM

6

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Cleared,Close to Clubhouse,Dog Run Fenced In,Fruit Trees/Shrub(s),Few Trees,Gazebo,Lake,Garden

Park Feat:

Double Garage Detached,Enclosed,Garage Door Opener,Oversized,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **BBQ gas line,Dog Run,Garden,Private**

Yard,Storage

Construction:

Concrete,Vinyl Siding

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Bar,Central Vacuum,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`8"
Kitchen	Main	13`0" x 10`9"
4pc Bathroom	Second	4`9" x 7`9"
Bedroom	Second	9`0" x 9`9"
Bedroom - Primary	Second	13`6" x 10`4"
Bedroom	Basement	9`3" x 8`7"

Room	Level	Dimensions
Dining Room	Main	14`7" x 9`0"
Living Room	Main	14`6" x 12`11"
4pc Ensuite bath	Second	4`10" x 6`11"
Bedroom	Second	9`11" x 9`10"
4pc Bathroom	Basement	8`1" x 4`9"
Game Room	Basement	14`7" x 16`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1410460

Remarks

Pub Rmks:

Welcome to the 4 Bed + 3.5 Bath "Bentley" of Semi-detached homes in one of Calgary's TOP Lake communities Auburn Bay. This home was built on an OUTSTANDING Oversized Rectangular Lot with Pergola, on the massive 480 SQ FT Deck perfect for entertaining guests. With an Oversized enclosed Backyard, freshly laid Paving Stones throughout, and a garden filled with fresh herbs ready for your next recipe and Gas BBQ hookup. Experience modern luxury with the 'Bentley' floor plan custom built by Homes by Avi. With an Open Concept, south-facing Living Room with expansive windows providing loads of natural light throughout the home, a formal Dining Room, and an expansive White Chef's Kitchen. It is perfect for entertaining, with extended cabinetry, a full suite of upgraded stainless steel appliances (including a Gas Range), pristine white Quartz countertops, and a large Kitchen Island and Powder Room to complete the main floor. Head upstairs for 3 bedrooms, the Oversized Primary Bed with Walk-in-Closet and Ensuite 4-pc Bath, 2 additional Bedrooms, and another 4-pc Bath. Enter the fully finished Basement with a 2ND Living Room, Laundry, your 4 Bedroom, and another 4--pc Bath. This home wouldn't be complete without the new 2 Car Oversized Detached Garage with a workbench, shelves, and rough-in for 40 amp service. Located just a short walk from the Auburn Bay Dog Park, Westman's Village, incredible restaurants, grocery stores, and more. You won't want to miss seeing this turnkey property.

Inclusions:

TV Wall Mount in Basement and Upstairs Bedroom, 3 white-washed floating shelves in Main floor Bathroom, 3 floating shelves in Basement Bathroom, Floating shelf in Mudroom, Window Coverings. Video Doorbell included (no contract attached).

Property Listed By:

eXp Realty

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

