



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**87 AUBURN MEADOWS Avenue, Calgary T3M 2E7**

MLS®#: **A2164603**

Area: **Auburn Bay**

Listing Date: **09/11/24**

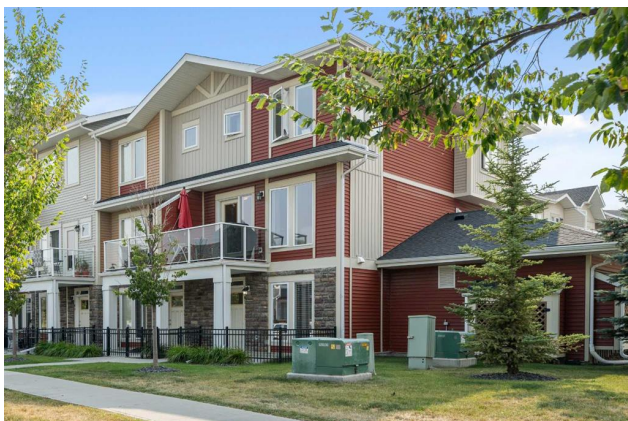
List Price: **\$535,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,488**  
Low Sqft:  
Ttl Sqft: **1,488**

DOM

**8**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Lower</b>	<b>7'9" x 4'9"</b>	<b>Family Room</b>	<b>Lower</b>	<b>13'3" x 10'4"</b>
<b>Living Room</b>	<b>Main</b>	<b>13'9" x 12'3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13'9" x 7'5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13'5" x 8'9"</b>	<b>Flex Space</b>	<b>Main</b>	<b>8'5" x 6'6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13'1" x 11'3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12'0" x 10'9"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6'3" x 5'7"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4'10" x 4'10"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8'0" x 4'11"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8'0" x 4'11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$342**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1510029**

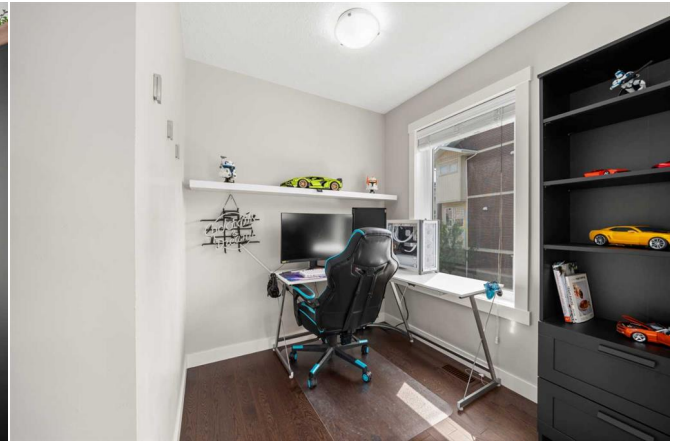
Remarks

Pub Rmks: **Welcome to this fabulous end unit townhouse with a double car garage in the popular lake community of Auburn Bay. This fabulous home demonstrates pride of ownership throughout, and benefits from having a fenced patio, a great family room/den on the ground floor - perfect for those working from home and 2 master bedrooms with ensuites. As you enter into the home you will appreciate the bright and airy family room/den with views over your front patio. On the main floor there are gleaming hardwood floors and a spacious living room with a door onto the balcony - perfect for BBQs, an awesome dining area and another office/den space. The kitchen has white cabinets to the ceiling, a large island, granite counters, pantry, stainless steel appliances and is a great space for prepping meals. Completing this level is a half bath. On the upper level are 2 large master bedrooms, both featuring walk in closets and 4-piece ensuites. There is a laundry on this level too. Did I mention the double car attached garage? This end unit has lots of natural light from the abundance of windows and must be viewed to be appreciated! This home is located close to the shopping at Auburn station, there is a park/playground 2 mins walk away and of course you have all the fabulous amenities this Lake community has to offer. View 3D/Multi Media/Virtual/Tour!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

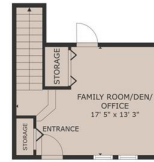
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





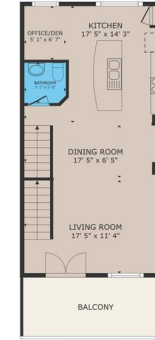






FLOOR 1

NOTES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2

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FLOOR 3

NOTES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



