



THE
A-TEAM

**RE/MAX
FIRST**

931 AUBURN BAY Boulevard, Calgary T3M0K1

MLS®#: **A2165073** Area: **Auburn Bay** Listing Date: **09/11/24** List Price: **\$779,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **4,370 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,017**
 Low Sqft:
 Ttl Sqft: **2,017**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Lawn,Landscaped,Standard Shaped Lot,Street Lighting,Other,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,French Door,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"
Kitchen	Main	12`0" x 16`6"
Living Room	Main	13`0" x 14`0"
3pc Bathroom	Second	8`8" x 4`11"
Bedroom	Second	8`9" x 10`11"
Loft	Second	18`2" x 17`7"
Walk-In Closet	Second	8`3" x 8`0"

Room	Level	Dimensions
Dining Room	Main	10`0" x 8`0"
Laundry	Main	8`1" x 7`0"
Office	Main	8`10" x 9`0"
5pc Ensuite bath	Second	10`2" x 9`10"
Bedroom	Second	12`8" x 9`11"
Bedroom - Primary	Second	11`11" x 14`6"
4pc Bathroom	Basement	8`8" x 4`11"

**Bedroom
Game Room**

**Basement
Basement**

**12`0" x 12`0"
14`9" x 19`5"**

**Den
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**8`8" x 10`3"
8`8" x 14`1"**

Title:
Fee Simple
Legal Desc:

0713807

Zoning:
R-1N

Remarks

Pub Rmks: **Discover over 2800 sqft of meticulously crafted living space in this exquisite family residence, nestled in the coveted lake community of Auburn Bay. This family-friendly lakeside community provides year-round activities at the lake, an extensive pathway system, numerous parks, green spaces, an off-leash dog park, and various amenities, including two schools, groceries and restaurants. Fish Creek Park, the Seton YMCA, and South Health Campus are just minutes away. This former showhome offers 4 bedrooms, 3.5 bathrooms and bonus room. This home epitomizes perfection and has something for everyone! Step into front foyer and pass by a main floor office with french doors on your way into the open concept main floor which is the heart of the home. Through to the kitchen you have a wide open space that is great for get togethers and family gatherings and features pantry, plenty of up to ceiling cabinets and counter space and a generous sized dining area beside the kitchen. The living room features a beautiful gas fireplace and views out to the back yard. The main floor is completed with tile flooring, half bathroom, mudroom and laundry area. Upstairs there is a great bonus room with plenty of natural light facing to playground, spacious primary bedroom with a walk in closet and 5pc ensuite bathroom. Two additional bedrooms on this level are spacious and bright, sharing a stylish 4-piece bathroom. This home features central air conditioning, speakers, a central vacuum system. The finished basement is a perfect extension of the home with fourth bedroom and full bathroom accommodate guests or extended family also featuring den and large rec room that can be divided into separate spaces for a home gym, media area or play space. Hurry and book a showing for this gorgeous home today!"**

Inclusions: **Storage shed**
Property Listed By: **eXp Realty**

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











