



THE
A-TEAM

**RE/MAX
FIRST**

190 AUBURN SHORES Crescent, Calgary T3M 0Y4

MLS®#: **A2165800**

Area: **Auburn Bay**

Listing Date: **09/18/24**

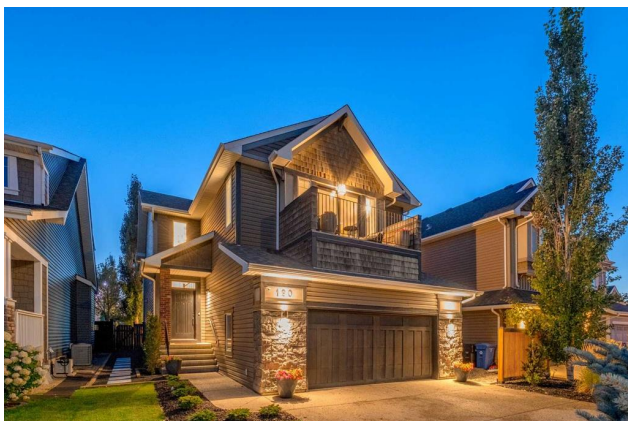
List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar: **4,693 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,280**
Low Sqft:
Ttl Sqft: **2,280**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Landscaped,Many Trees,Private**
Park Feat: **Additional Parking,Double Garage Attached,Driveway**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Induction Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,French Door,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`1"
Kitchen	Main	13`8" x 14`8"
Living Room	Main	13`4" x 23`9"
5pc Ensuite bath	Second	43`6" x 36`8"
Bedroom	Second	43`3" x 43`3"
Bedroom - Primary	Second	44`0" x 54`8"
Bedroom	Basement	32`10" x 16`5"

Room	Level	Dimensions
Dining Room	Main	13`8" x 7`6"
Laundry	Main	12`7" x 5`11"
Foyer	Main	9`10" x 11`5"
Bedroom	Second	43`3" x 32`10"
Bonus Room	Second	68`4" x 52`9"
3pc Bathroom	Second	4`11" x 8`0"
Game Room	Basement	50`0" x 70`0"





