

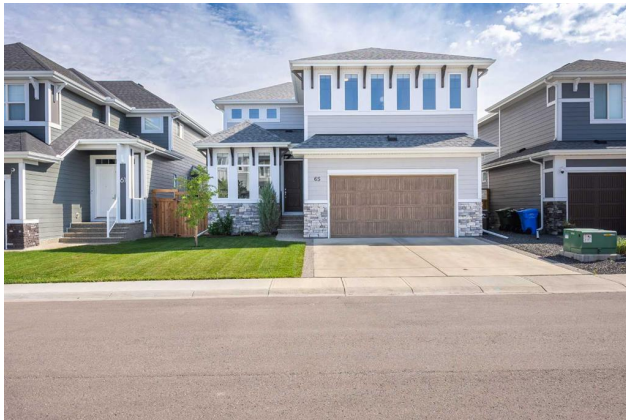


THE
A-TEAM

**RE/MAX
FIRST**

65 AUBURN SHORES Cape, Calgary T3M 2J4

MLS®#: **A2166956** Area: **Auburn Bay** Listing Date: **09/24/24** List Price: **\$1,249,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **5,414 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,863**
 Low Sqft:
 Ttl Sqft: **2,863**

DOM

4
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,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	15`6" x 11`7"	Bedroom	Upper	11`11" x 10`5"
Bedroom	Upper	11`11" x 10`2"	Bedroom	Basement	15`10" x 12`8"
Living Room	Main	16`0" x 16`0"	Kitchen	Main	17`11" x 12`0"
Dining Room	Main	11`11" x 9`11"	Breakfast Nook	Main	17`11" x 7`11"
Bonus Room	Upper	16`8" x 15`2"	Game Room	Basement	19`6" x 16`5"
Family Room	Basement	15`6" x 14`7"	Office	Main	10`9" x 8`11"
Laundry	Upper	8`2" x 6`2"	Furnace/Utility Room	Basement	15`4" x 10`11"

Mud Room
4pc Bathroom
5pc Ensuite bath

Main
Upper
Upper

9`8" x 9`3"
10`3" x 4`11"
11`7" x 10`3"

2pc Bathroom
4pc Bathroom

Main
Basement

5`6" x 4`11"
8`2" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1612012

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to estate living on a quiet street in the popular lake community of Auburn Bay! With over 4000 square feet of living space this 4 bedroom and 3.5 bathroom Morrison built home with A/C and 9' ceilings on all three levels is in immaculate condition and offers plenty of upgrades. Main floor highlights include pristine engineered hardwood floors throughout, a bright and spacious living room open to above with a decorative tiled gas fireplace with shiplap to the ceiling. The kitchen is a chef's dream presenting a butler's pantry, full length kitchen cabinetry, quartz countertops, a large kitchen island with brushed brass pendant lighting, a six-burner gas stove and an upgraded side by side fridge/freezer. The main floor also showcases a formal dining area, a large office/study, a powder room, a nook off the kitchen and a functional mudroom with plenty of storage and bench seating. Follow the spindle staircase to the second floor to the large bonus room overlooking the main floor living room below, upstairs laundry, a common 4-piece bathroom, the second and third bedrooms with walk-in closets and the primary room featuring plenty of closet space and a spa like ensuite presenting a glass enclosed shower, a free-standing tub and dual sinks. The lower level has been professionally finished by the builder and offers a 4th bedroom, a third full bathroom, a rec room area perfect for a pool table or poker table, a theatre room and storage. Enjoy the sunny days of summer in the wonderfully landscaped and fully fenced backyard on the three-tiered deck that is designed to accommodate a hot tub. Located close to the lake for the family to enjoy throughout the year and a short distance to schools, shops, restaurants, playgrounds, parks and more makes this the perfect location to call home. Book your viewing today!

Inclusions:
Property Listed By:

None
CIR Realty

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



