



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**943 AUBURN BAY Boulevard, Calgary T3M 0K1**

MLS®#: **A2167090**

Area: **Auburn Bay**

Listing Date: **09/19/24**

List Price: **\$799,800**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 17-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**

Finished Floor Area

Abv Sqft: **2,365**

Low Sqft:

Ttl Sqft: **2,365**

Lot Information

Lot Sz Ar: **4,413 sqft**

Lot Shape:

DOM

**63**

Layout

Beds: **4 (3 1 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Composite Siding,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**

Int Feat:

**Central Vacuum,Double Vanity,Granite Counters,No Animal Home,Tankless Hot Water,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Living Room</b>	<b>Main</b>	<b>14`4" x 10`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 12`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 13`3"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>14`11" x 20`0"</b>	<b>Laundry</b>	<b>Second</b>	<b>7`11" x 5`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>		<b>5pc Ensuite bath</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 10`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`1" x 11`6"</b>

**Bedroom - Primary  
Bedroom**

**Second  
Basement**

**12`5" x 14`8"  
11`9" x 11`9"**

**Living Room**

**Basement**

**29`8" x 25`8"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0713807**

Remarks

Pub Rmks:

**\*\* Make your First Visit through the 3D Tour\*\* Former Jayman Showhome! No expense was spared by Jayman in the ever popular Eclipse model. This home has been meticulously cared for and is move in ready. You'll love the location as it looks onto the Auburn Bay School field and is just steps away from the front doors of the school. As you approach this home, you'll notice the oversized 8 ft garage door that works great for your big vehicles. The yard has been maintained to the highest standards and has trees, flowers and rock borders. Inside you'll be greeted by rich maple hardwood floors that cover the main floor. The vaulted front entry and open stair case sets the tone for an amazing experience. Walk into the heart of the home to enjoy the open layout with 9 ft ceilings. The light coloured Nordlund kitchen is sure to impress with it's multiple cupboards, ample counter top space, granite, wine rack, wine fridge, massive island, wood shelved pantry and breakfast bar. All appliances are stainless steel Monogram appliances including a 5 burner gas stove, built in oven / microwave / warming drawer combination and top of the line hood fan stack. The kitchen looks on to an oversized dining area that can seat up to 10. The family room is a great size that allows for different seating arrangements and has a custom wood & stone gas fireplace that is sure to impress. Take the french door out to NW backyard that has a good sized deck with room for your BBQ and patio furniture. The yard has been well kept and is a good size, perfect for the kids or pets to run around in. Completing the main level is a 2 pce bath along with a walk in closet at the back entry. The attached double car garage is fully finished as it once was the showroom office. Take the spindled staircase up to find a multipurpose bonus room. With built in speakers you'll love gathering up there for a movie or the big game. The upstairs laundry is convenient and makes for ease of lifestyle. Three large bedrooms complete the upstairs including the primary bedroom that has an ensuite you've always dreamed of with his/her sinks, soaker tub, shower and walk in closet. You'll enjoy high end window coverings throughout the home complete with blinds and drapes. Other upgrades include Navien Instant Hot Water, Sprinkler system, built-in speakers, 2 Air Conditioning units for those hot summer days & Vacuflow. Auburn Bay is a sought after community complete with a private lake that can be used all year round. Lots of schools and shopping are close by. Easy access to major routes such as Stoney Trail and Deerfoot Trail. This one has to be seen to be appreciated. Make it your new home today!**

Inclusions:  
Property Listed By:

**TV and surround sound in Bonus room,  
RE/MAX Landan Real Estate**

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

















