



THE
A-TEAM

**RE/MAX
FIRST**

44 AUBURN SOUND Court, Calgary T3M 0G5

MLS® #: **A2170459** Area: **Auburn Bay** Listing Date: **10/03/24** List Price: **\$1,199,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **6,544 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,890**
 Low Sqft:
 Ttl Sqft: **2,890**

DOM

3
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Lawn,Landscaped,Many Trees**
 Park Feat: **Additional Parking,Aggregate,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Courtyard,Garden,Private Yard**

Construction: **Cement Fiber Board,Stone**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Dry Bar,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`3" x 4`11"	Breakfast Nook	Main	14`0" x 7`3"
Dining Room	Main	13`0" x 11`5"	Foyer	Main	12`9" x 12`3"
Kitchen	Main	17`10" x 14`1"	Living Room	Main	16`0" x 14`3"
Mud Room	Main	7`10" x 10`9"	Other	Main	5`5" x 8`0"
4pc Bathroom	Upper	47`11" x 7`6"	5pc Ensuite bath	Upper	14`4" x 14`0"
Bedroom	Upper	10`6" x 12`7"	Bedroom	Upper	11`0" x 11`6"
Bedroom	Upper	14`0" x 17`11"	Bedroom - Primary	Upper	13`9" x 19`2"
Walk-In Closet	Upper	12`2" x 9`4"	Laundry	Upper	7`6" x 9`1"
3pc Bathroom	Lower	8`5" x 8`7"	Other	Lower	9`0" x 7`9"
Bedroom	Lower	10`4" x 18`4"	Game Room	Lower	28`1" x 21`3"
Furnace/Utility Room	Lower	15`9" x 13`5"	Walk-In Closet	Lower	7`0" x 8`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0710127**

Zoning: **R-G**

Remarks

Pub Rmks: **Can you imagine playing in the sand and swimming in the lake only a short walk from your front door? Welcome to your new home in the lake community of Auburn Bay! This immaculate 5 bedroom (with four up), Morrison built home offers over 4000 sq ft of luxurious finished living space. And it has the bonus of a HEATED TRIPLE GARAGE. Nestled in a quiet cul-de-sac, this property provides a peaceful retreat while being conveniently located near essential amenities. Located only steps from the walking path to a splendid pond. As you walk up you will notice the amazing curb appeal with triple, heated garage and extended driveway for parking extra vehicles. Enter the front door and you are greeted by an open concept main floor ... the dining room flows in to a comfortable living room and a modern kitchen with an extended island. Enjoy this bright space with many, many windows and garden door leading to the spacious deck with pergola, hot tub and backyard with path and gas hookup for your firepit. The backyard is very private as it is surrounded by trees and provides many options for enjoying sun or shade. The kitchen boasts cabinets to the ceiling, stainless appliances and loads of counters. A substantial sized butler's pantry off the kitchen is ideal for your coffee bar, extra wine fridge and food prep. There is also a second pantry for more storage!! To finish off this level is a half bath and an expanded mudroom adds convenience and organization. Upstairs the spacious layout boasts FOUR generous bedrooms and a versatile bonus room, perfect for a home office, playroom, or additional living space. The primary bedroom is stunning with vaulted ceilings, spa-like ensuite and large walk in closet. The other three bedrooms are a good size and you also have the convenience of upstairs laundry. Enjoy the ease of having laundry facilities on the same floor as the bedrooms. Come downstairs to the fully finished lower level which is a perfect man cave or space for guests or extra family. Complete with a fireplace, wet bar (with heated floor), full bath, and an additional bedroom. This floor provides ample extra space for guests or a growing family. Plenty of upgrades throughout the home including central air! This exquisite home combines luxury and functionality, making it perfect for families and those who love to entertain. Move in and enjoy lake community living for the rest of the summer!**

Inclusions: **All Blinds (Hunter Douglas), two Phantom screens, 2nd bar fridge, 75" TV in lower level, all TV mounts, Hot Tub, Shed, Cabinet in Furnace room, Ceiling storage shelves in garage**

Property Listed By: **Royal LePage Benchmark**

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











