



THE
A-TEAM

**RE/MAX
FIRST**

785 AUBURN BAY Boulevard, Calgary T3M 0H5

MLS®#: **A2172095**

Area: **Auburn Bay**

Listing Date: **10/16/24**

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: **4,391 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,224**
Low Sqft:
Ttl Sqft: **2,224**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Cork,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`11" x 7`4"
2pc Bathroom	Main	7`9" x 3`0"
Pantry	Main	3`4" x 7`0"
Dining Room	Main	8`5" x 11`9"
Den	Main	13`0" x 9`9"
Bedroom - Primary	Upper	15`0" x 14`6"
Bedroom	Upper	11`7" x 10`1"

Room	Level	Dimensions
Mud Room	Main	8`1" x 5`8"
Laundry	Main	5`2" x 9`0"
Kitchen	Main	9`0" x 11`0"
Living Room	Main	15`11" x 11`1"
4pc Ensuite bath	Upper	10`4" x 10`1"
Walk-In Closet	Upper	8`4" x 7`0"
Bedroom	Upper	11`7" x 10`1"

4pc Bathroom

Upper

12`0" x 5`6"

Bonus Room
Legal/Tax/Financial

Upper

14`5" x 15`11"

Title:
Fee Simple
Legal Desc:

0614791

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this perfectly located and immaculately cared for home in the heart of Auburn Bay! As you enter this awesome home you have a front office/den space that is perfect for working from home, through to the main living areas there is a great kitchen with granite countertops, black appliances, ample cabinet and counter space, breakfast bar, tiled backsplash and a walk through pantry! The dining area is a great size and has access out to the back yard. There is a 3 sided fireplace separating the dining and living rooms and the main floor is finished off with a half bathroom for your guests and the laundry area. Upstairs has a great primary bedroom with a large walk in closet and a full ensuite bathroom as well as 2 more additional bedrooms, another full bathroom for the kids and a sun drenched bonus room! The basement awaits your finishing ideas and is well laid out for future development! The yard space features a great deck and stamped concrete patio, many trees for privacy, gas line for the BBQ, pergola and some garden boxes! Other amazing features you will love here is Central A/C, a well cared for and loved home, the proximity to the schools in the area and just a short jaunt to the lake, hospital, YMCA, theatre, restaurants, pubs and shops. Just minutes from Deerfoot, Stoney and 52nd and easy access to get everywhere in the area! This one is a winner, come and have a look!**

Inclusions:
Property Listed By:

alarm
Real Broker

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













