



THE
A-TEAM

**RE/MAX
FIRST**

32 AUBURN MEADOWS Avenue, Calgary T3M2H9

MLS®#: **A2173647** Area: **Auburn Bay** Listing Date: **10/19/24** List Price: **\$574,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2014**
 Lot Information
 Lot Sz Ar: **2,852 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,033**
 Low Sqft:
 Ttl Sqft: **1,033**

DOM

34
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`9" x 6`8"	4pc Bathroom	Upper	7`11" x 5`0"
3pc Ensuite bath	Upper	5`7" x 5`8"	Kitchen	Main	14`1" x 8`8"
Bedroom - Primary	Upper	11`4" x 13`10"	Dining Room	Main	11`11" x 6`1"
Bedroom	Upper	8`5" x 10`9"	Bedroom	Upper	8`10" x 10`10"
3pc Bathroom	Basement	7`3" x 5`0"	Living Room	Main	14`1" x 14`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2

1313185

Remarks

Pub Rmks: **NO CONDO FEES!!! Beautiful well-maintained home in the sought-after southeast lake community of Auburn Bay. Walking distance to Prince of Peace School, CO-OP Grocery store, Bus stops, future LRT station and much more. Easy access to the Stoney Trail, Deer Foot 52nd ST, South Health Campus Hospital and many more shops. As soon you enter, you will appreciate the luxury laminate floors throughout the main floor, open space living with a modern kitchen, and granite countertops ready to entertain. Stainless steel appliances. Upper level you will find an oversized master bedroom with a 3pc ensuite, and 2 extra bedrooms with a full 4pc bathroom. Fully finished basement with a 4th 4pc bathroom and a large recreation room. Double detached garage, landscaped, deck and fenced. Please call for your private showing. Call for your private showing.**

Inclusions:
Property Listed By: **NA
KIC Realty**

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





