



THE
A-TEAM

**RE/MAX
FIRST**

106 AUTUMN Gardens, Calgary T3M 0H8

MLS®#: **A2175333**

Area: **Auburn Bay**

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

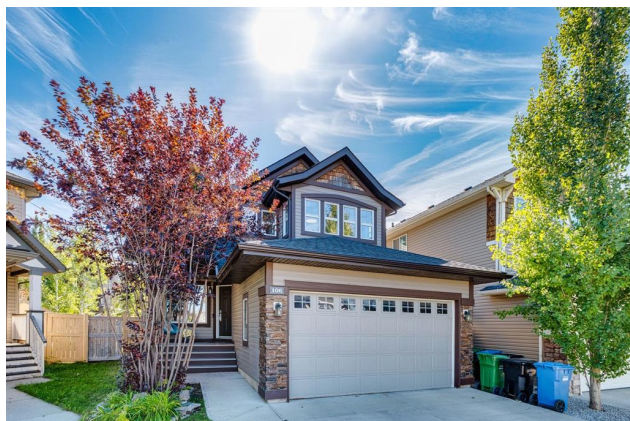
List Price: **\$749,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **1,983**
Low Sqft:
Ttl Sqft: **1,983**

Lot Information

Lot Sz Ar: **4,111 sqft**
Lot Shape:

DOM

29
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Rectangular Lot**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Double Vanity,Granite Counters,Kitchen Island,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`6" x 9`0"
Living Room	Main	13`6" x 12`0"
Game Room	Basement	25`6" x 17`6"
Bedroom	Upper	12`0" x 9`0"
Bedroom	Lower	13`4" x 10`0"
4pc Bathroom	Basement	
5pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	14`6" x 9`6"
Bonus Room	Upper	17`6" x 11`6"
Bedroom - Primary	Upper	14`0" x 12`0"
Bedroom	Upper	10`6" x 9`0"
2pc Bathroom	Main	
4pc Bathroom	Upper	

Title: **Fee Simple**
Legal Desc: **0614791**

Zoning: **R-G**

Remarks

Pub Rmks: **SEE VIDEO.....Lake Living!! Welcome to this exceptional home, perfectly situated on one of the quietest streets in Auburn Bay and backing onto a tranquil green space. This beautiful home has direct access to walking paths leading to two schools—an ideal setting for families! Located in a highly sought-after lake community, this property features 3 spacious bedrooms upstairs, including a luxurious 5-piece ensuite in the primary bedroom, and a large bonus room. The main floor is beautifully finished with hardwood throughout, a stunning kitchen, and open living and dining areas, complemented by a cozy fireplace. Stay cool with central A/C. The fully developed basement, with its own separate entrance, includes a large bedroom and another inviting living area complete with a second fireplace—perfect for potential suite conversion (with City Approval). This home offers endless possibilities in a prime location!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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

