



THE
A-TEAM

**RE/MAX
FIRST**

79 AUBURN MEADOWS Gardens, Calgary T3M 0T5

MLS®#: **A2175796**

Area: **Auburn Bay**

Listing Date: **11/01/24**

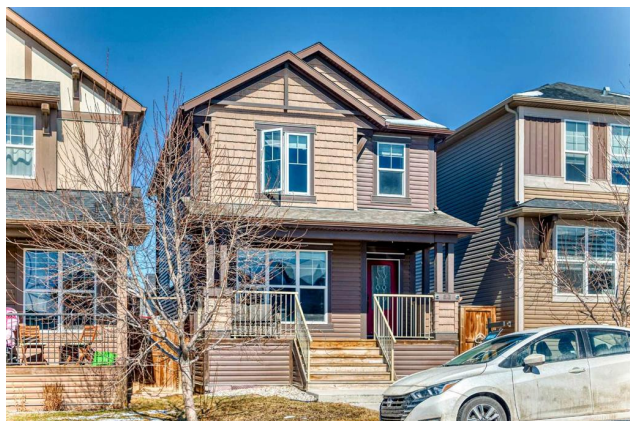
List Price: **\$614,999**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 23-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **2,755 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,314**
Low Sqft:
Ttl Sqft: **1,314**

DOM

156
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Lawn,Level,Private**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	3`11" x 3`4"	2pc Bathroom	Main	5`9" x 4`5"
Kitchen With Eating Area	Main	11`2" x 11`1"	Dining Room	Main	8`11" x 9`7"
Living Room	Main	13`2" x 12`4"	Entrance	Main	5`3" x 6`10"
Bedroom	Upper	9`3" x 11`0"	Bedroom	Upper	9`3" x 9`11"
4pc Bathroom	Upper	7`4" x 4`11"	Bedroom - Primary	Upper	11`4" x 12`5"
4pc Ensuite bath	Upper	5`0" x 7`5"	Office	Basement	5`2" x 5`10"
Bedroom	Basement	10`8" x 9`9"	4pc Bathroom	Basement	7`7" x 4`11"

Family Room

Basement

13`9" x 11`8"

Furnace/Utility Room
Legal/Tax/Financial

Basement

5`8" x 9`10"

Title:
Fee Simple
Legal Desc:

1413307

Zoning:
R-G

Remarks

Pub Rmks:

Welcome home to this perfectly located home directly across the street from a park and a quiet cul-de-sac that is also a short walk to a multitude of area amenities! As you enter this home you have an open floor plan, hardwood flooring throughout most of the main floor, a living room in the front of the house that is sunny and warm all day long with tons of natural light, a dining area in the middle and then the kitchen at the back of the house with a view to the back yard. The kitchen has plenty of cabinet and counter space, a pantry, black appliances and tiled backsplash. The main floor is finished off with a half bath for your convenience! Upstairs features 3 bedrooms with the primary bedroom boasting a full ensuite bathroom and a walk in closet, the other 2 bedrooms are a good size and share the other full bathroom. The basement is fully finished and has a great rec room, a 4th bedroom and another full bathroom! The yard has been revamped with an amazing deck space, a patio area to relax in and a spot for the kids to play with artificial turf as well as a double parking pad and space for a future double garage! This home is in a great community with easy access to the restaurants, pubs, shops in Auburn Bay AND Mahogany, the off leash dog park, easy access to Stoney and Deerfoot Trails, the hospital, the awesome year round LAKE, the YMCA, VIP theatre and so much more! Come and have a look and make this your new home!

Inclusions:
Property Listed By:

N/a
Real Broker

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



