



THE
A-TEAM

**RE/MAX
FIRST**

126 AUBURN BAY Heights, Calgary T3M 0A7

MLS®#: **A2176336** Area: **Auburn Bay** Listing **11/02/24** List Price: **\$614,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **2,917 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,005**
 Low Sqft:
 Ttl Sqft: **1,005**

DOM

18
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Close to Clubhouse,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Street Lighting,Private,Rectangular Lot
Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Insulated,On Street

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Storage,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 4`8"	4pc Ensuite bath	Main	6`10" x 8`8"
Dining Room	Main	18`10" x 11`7"	Kitchen	Main	14`1" x 12`10"
Bedroom - Primary	Main	10`6" x 13`1"	4pc Bathroom	Basement	4`11" x 8`2"
Bedroom	Basement	11`10" x 8`10"	Bedroom	Basement	8`7" x 10`11"
Family Room	Basement	17`10" x 18`1"	Laundry	Basement	8`2" x 10`9"
Storage	Basement	6`7" x 11`4"	Living Room	Main	18`10" x 12`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0610911

Remarks

Pub Rmks: **Welcome to 126 Auburn Bay Heights, this storybook bungalow is picture perfect with AC, 3 bedrooms, 2.5 bathrooms, and is a mere 8 minute walk to the lake entrance and clubhouse. The spacious front entrance has plenty of room to greet guests and a large closet to keep coats and outdoor gear tucked away. The open concept kitchen/dining and living area is light and airy with neutral flooring and paint, vaulted ceilings, a skylight, and oversized SE facing windows that allow for beautiful natural light to fill the space all day long. The kitchen features stainless appliances, large pantry, an oversized stainless sink complete with soap dispenser, and bar height peninsula for casual breakfasts or entertaining guests. Adjacent to the kitchen are some lovely built-in cabinets (more storage!) and sideboard set up with a coffee station. The dining area is an entertainers dream with plenty of room to seat 8 and space for a buffet hutch or extra cabinetry. Across from the dining area is a bonus space with a lovely window that's the perfect spot for a reading nook or home office. The large living room boasts electric blinds, privacy curtains, and access to the beautiful backyard. The main floor primary bedroom has more oversized windows, an enormous floor to ceiling wall of closets complete with built-in organizers, and a 3 piece ensuite with walk-in jet tub. The main floor is completed with two more storage closets and a 2 piece guest washroom. Descending to the basement you are greeted with modern flooring, neutral paint and big bright windows. The family room boasts a gas fireplace and plenty of room for big comfy couches for movie nights. Continuing down the hallway there is a four piece bathroom, 2 additional bedrooms (one with a walk-in closet) with egress windows and a large storage room. The best is still yet to come when you step out to the SE facing (sunshine!) backyard oasis; this is the most serene place for a morning cup of coffee or a private place to entertain and BBQ. The professionally installed and eco-friendly artificial grass keeps this no-maintenance yard looking perfect at all times. The double detached garage is insulated, 90% enclosed, and accessed through the PAVED alley! Auburn Bay lake is a wonderful place to relax on the weekends and features a clubhouse, gymnasium, tennis and pickleball courts, disc golf, fishing (ice fishing in winter), boat/SUP rental and so much more! The location can't be beat being a mere 4 minute drive to all amenities including restaurants, grocery stores, coffee shops, banking and the South Health Campus. Bonuses: hot water tank 2022, HRV air purifier 2023, AC 2023, deck/pergola/wind sails 2023. This home was designed with accessibility in mind so all main floor spaces are wide/roomy, the primary bedroom (closet) and ensuite offer user convenience.**

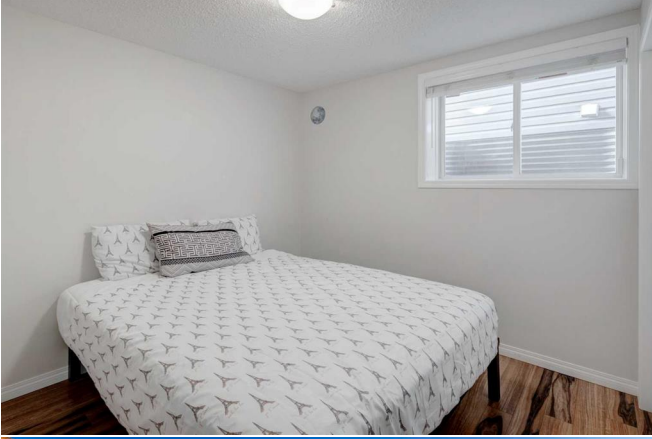
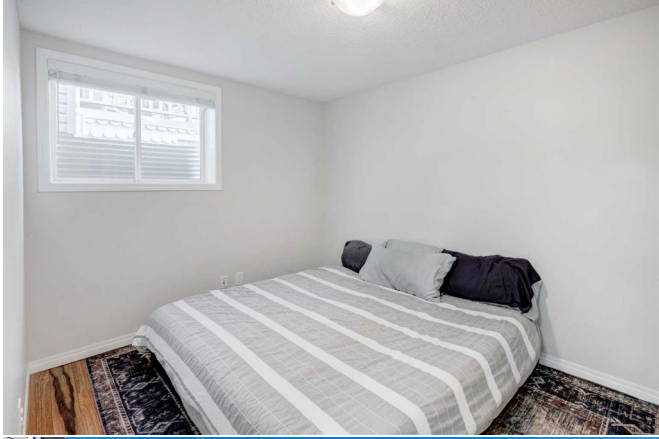
Inclusions: **Built-in cabinets and sideboard adjacent to kitchen, storage cabinet at bottom of basement stairs, there are two wind sails for deck/patio (second one goes between pergola posts and garage), metal and wood display shelves in basement family room, deadbolt keypads x 3 (front , back & garage doors), garage door opener remotes x 2, furnace humidifier**

Property Listed By: **Century 21 Bamber Realty LTD.**

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









126 Auburn Bay Heights SE, Calgary, AB

Main Floor Exterior Area 1000.88 sq. ft.
Interior Area 528.09 sq. ft.



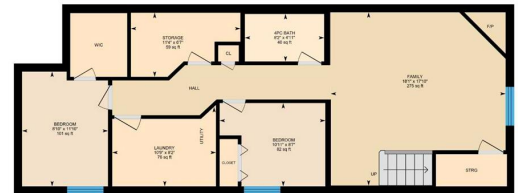
PREPARED: 2024/1/12



White regions are excluded from total floor area in (US)ICC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

126 Auburn Bay Heights SE, Calgary, AB

Basement (Below Grade) Exterior Area 576.46 sq. ft.
Interior Area 592.23 sq. ft.



PREPARED: 2024/1/12



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