



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**931 AUBURN BAY Boulevard, Calgary T3M0K1**

MLS®#: **A2178281**

Area: **Auburn Bay**

Listing Date: **11/08/24**

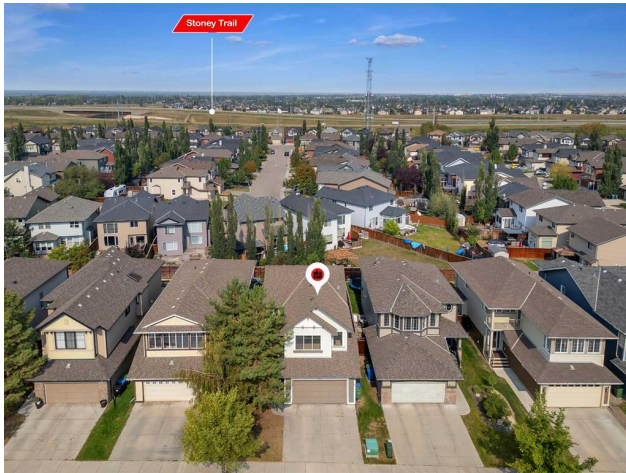
List Price: **\$749,900**

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: **4,370 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,017**  
Low Sqft:  
Ttl Sqft: **2,017**

DOM

**12**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot, See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Other, Vinyl Siding**  
Flooring: **Carpet, Tile, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Central Vacuum, High Ceilings, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 16`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 14`0"</b>	<b>3pc Bathroom</b>	<b>Second</b>	<b>8`8" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`9" x 10`11"</b>	<b>Loft</b>	<b>Second</b>	<b>18`2" x 17`7"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>8`3" x 8`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 12`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`9" x 19`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 8`0"</b>

Laundry  
5pc Ensuite bath  
Bedroom - Primary  
Den

Main  
Second  
Second  
Basement

8`0" x 7`0"  
10`2" x 9`10"  
11`11" x 14`6"  
8`8" x 10`3"

Office  
Bedroom  
4pc Bathroom  
Furnace/Utility Room

Main  
Second  
Basement  
Basement

8`10" x 9`0"  
12`8" x 9`11"  
8`8" x 4`11"  
8`8" x 14`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0713807**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**LOCATION, LOCATION, LOCATION - Discover over 2800 sqft of meticulously crafted living space in this exquisite family residence, nestled in the coveted lake community of Auburn Bay. This family-friendly lakeside community provides year-round activities at the lake, an extensive pathway system, numerous parks, green spaces, an off-leash dog park, and various amenities, including two schools, groceries and restaurants. Fish Creek Park, the Seton YMCA, and South Health Campus are just minutes away. This former showhome offers 4 bedrooms, 3.5 bathrooms and bonus room. This home epitomizes perfection and has something for everyone! Step into front foyer and pass by a main floor office with french doors on your way into the open concept main floor which is the heart of the home. Through to the kitchen you have a wide open space that is great for get togethers and family gatherings and features pantry, plenty of up to ceiling cabinets and counter space and a generous sized dining area beside the kitchen. The living room features a beautiful gas fireplace and views out to the back yard. The main floor is completed with tile flooring, half bathroom, mudroom and laundry area. Upstairs there is a great bonus room with plenty of natural light facing to playground, spacious primary bedroom with a walk in closet and 5pc ensuite bathroom. Two additional bedrooms on this level are spacious and bright, sharing a stylish 4-piece bathroom. This home features central air conditioning, speakers, a central vacuum system. The finished basement is a perfect extension of the home with fourth bedroom and full bathroom accommodate guests or extended family also featuring den and large rec room that can be divided into separate spaces for a home gym, media area or play space. Hurry and book a showing for this gorgeous home today!"**

Inclusions:  
Property Listed By:

**NA**  
**eXp Realty**

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

