



THE
A-TEAM

**RE/MAX
FIRST**

254 AUBURN BAY Boulevard, Calgary T3M0A6

MLS®#: **A2179008**

Area: **Auburn Bay**

Listing Date: **11/18/24**

List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **0**
Lot Information
Lot Sz Ar: **378 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,820**
Low Sqft:
Ttl Sqft: **1,820**

DOM

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Built-in Barbecue,Other**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`11" x 11`11"
Living Room	Main	13`11" x 12`11"
Bedroom - Primary	Second	14`3" x 12`7"
Bedroom	Second	9`11" x 8`11"
4pc Bathroom	Second	7`11" x 5`6"
Laundry	Main	8`7" x 5`6"

Room	Level	Dimensions
Dining Room	Main	11`11" x 6`11"
Bonus Room	Second	17`11" x 13`11"
Bedroom	Second	10`4" x 9`11"
2pc Bathroom	Main	5`7" x 4`11"
4pc Ensuite bath	Second	10`8" x 7`6"
Sunroom/Solarium	Main	9`11" x 9`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0612118

Remarks

Pub Rmks:

Welcome home to LAKE Life in Auburn Bay! This beautifully appointed three-bedroom home has been thoughtfully designed for both comfortable family living and entertaining. Step through the front door and prepare to feel right at home. From the generous entryway with it's high ceilings, you'll be led into where the heart truly beats within it's welcoming main floor. An open floor plan is flooded with natural light from wall-to-wall windows, featuring a sophisticated kitchen dressed in full-height espresso millwork, a spacious island, full pantry, beautiful hardwood floors, and a cozy dining area. The kitchen flows seamlessly into an inviting living room, featuring a gorgeous stone fireplace paired with an elegant built-in media unit—perfect for entertaining guests or relaxing with family. Heading to the upper level, you'll discover a lovely bonus room that's sure to become the home's beloved gathering space. This versatile retreat shows the same attention to detail found throughout the home, with gorgeous wall-to-wall windows, classic wainscoting, and another beautiful stone fireplace—creating a perfect spot for family movie nights, children's playtime, or a home office. The master retreat awaits, offering a cozy sanctuary where you can curl up under the covers with a good book by your own fireplace or soak the day away in your ensuite soaker tub. Two additional bedrooms complete this level, each thoughtfully appointed with built-in media units and access to their own bathroom. Step outside to discover your backyard oasis, where a custom-designed deck flows seamlessly into a stunning four-season room, offering year-round enjoyment of your beautiful outdoor space. The outdoor kitchen, complete with a built-in BBQ and prep station, makes al fresco dining a joy! Below, a partially finished basement stands ready for your vision—whether that's a guest room, home gym, or additional entertainment space. The possibilities are endless. Life in this fantastic lake community offers the perfect backdrop for family adventures. Summer days are filled with swimming, building sandcastles, paddle boarding, and fishing in the spectacular 43-acre freshwater lake. This is a community where the lake becomes a natural gathering place, while children live the simple pleasures of lakeside living. With five schools nearby, great shopping and dining options, and the South Health Campus all within a minutes' reach, you'll be delighted to make this your new lakeside home in Auburn Bay. Don't wait to view this beautiful property—your lake life legacy awaits!

Inclusions:
Property Listed By:

Outdoor BBQ
eXp Realty

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







