



THE
A-TEAM

**RE/MAX
FIRST**

111 AUBURN BAY Street, Calgary T3M 2A4

MLS®#: **A2180553**

Area: **Auburn Bay**

Listing Date: **11/23/24**

List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn**
Park Feat: **Plug-In,Stall**

Finished Floor Area

Abv Sqft: **1,216**
Low Sqft:
Ttl Sqft: **1,216**

DOM

28
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`0" x 4`1"	Living Room	Main	12`11" x 11`0"
Dining Room	Main	11`11" x 10`6"	Kitchen	Main	13`8" x 10`4"
Furnace/Utility Room	Main	6`3" x 5`10"	Bedroom - Primary	Second	15`10" x 14`1"
Bedroom	Second	12`4" x 14`1"	2pc Bathroom	Main	7`0" x 3`3"
4pc Ensuite bath	Second	7`11" x 5`6"	3pc Bathroom	Second	5`9" x 7`0"

Legal/Tax/Financial

Condo Fee:
\$181

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1411049**

Remarks

Pub Rmks: **Welcome to Your Dream Home in Auburn Bay! Discover the perfect blend of comfort, convenience, and community in this stunning townhouse located in the sought-after lake community of Auburn Bay. Boasting low condo fees and offering over 1,200 sqft of stylish living space, this home has been thoughtfully updated with brand-new carpet and fresh paint throughout, making it move-in ready for its next owners. Step inside to find a bright, open-concept main floor with a full kitchen that boasts ample cabinet storage with a beautiful kitchen island and pantry, and the perfect layout for entertaining or everyday living. Upstairs, you'll find two generously sized bedrooms, each with their own private ensuite bathrooms, offering privacy and convenience. Accessible with ease, the attic offers nearly 200 square feet of additional storage space for all your larger belongings. Step outside and unwind in your own private yard space, perfect for enjoying sunny days or hosting outdoor gatherings with friends and family. Living in Auburn Bay means more than just owning a beautiful home - it means becoming part of a vibrant community with incredible amenities. Enjoy year-round access to this exclusive, 43-acre freshwater lake with a private beach, swimming, fishing, and paddling in the summer, and skating and hockey in the winter. Minutes away, you'll find the Seton Campus with world-class shopping, restaurants, the South Health Campus Hospital, and the Cineplex Theater. Auburn Bay offers playgrounds, parks, schools, and community programs for all ages with quick access to major roadways like Deerfoot and Stoney Trail makes commuting a breeze. This home is ideal for first-time buyers, young professionals, or downsizers looking for a low-maintenance lifestyle in one of Calgary's most desirable communities. Don't miss the opportunity to live the Auburn Bay lifestyle! Contact me today for a private showing.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







