



THE
A-TEAM

**RE/MAX
FIRST**

332 AUBURN BAY BLVD SE , Calgary T3M 0C6

MLS®#: **A2182672** Area: **Auburn Bay** Listing Date: **12/12/24** List Price: **\$754,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **4,445 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Garden,Low Maintenance Landscape,Landscaped**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,230**
 Low Sqft:
 Ttl Sqft: **2,230**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Shingle** Construction: **Other**
 Heating: **Forced Air** Flooring: **Hardwood**
 Sewer: Water Source:
 Ext Feat: **Fire Pit,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 5`0"	Dining Room	Main	10`10" x 11`4"
Foyer	Main	9`8" x 9`1"	Kitchen	Main	10`9" x 14`4"
Laundry	Main	7`2" x 9`6"	Living Room	Main	14`3" x 17`6"
Office	Main	9`9" x 10`1"	4pc Bathroom	Second	9`11" x 5`4"
5pc Ensuite bath	Second	9`11" x 12`10"	Bedroom	Second	10`4" x 12`10"
Bedroom	Main	9`11" x 13`0"	Bonus Room	Second	17`0" x 12`2"
Bedroom - Primary	Second	14`8" x 17`2"	Flex Space	Second	9`11" x 5`8"

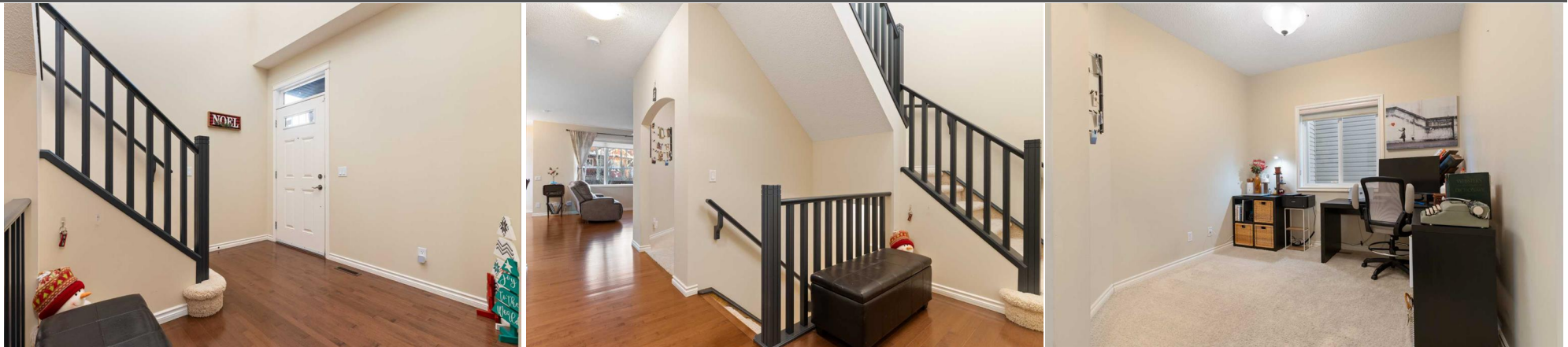
Title: **Fee Simple**
Zoning: **R-G**
Legal Desc: **0612118**

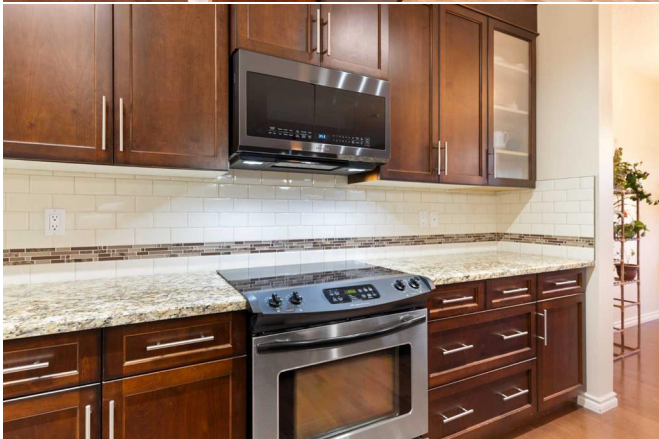
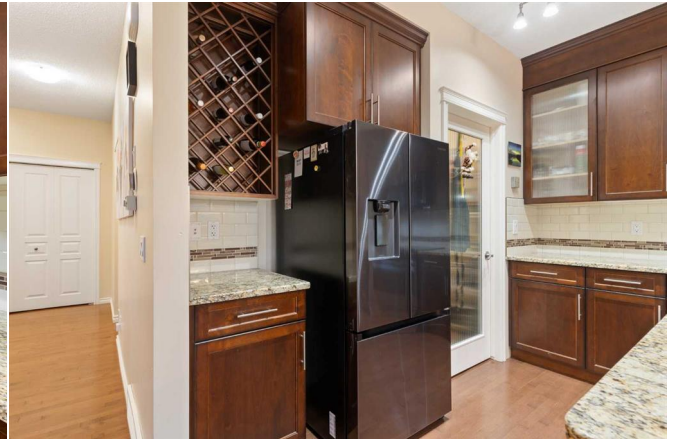
Remarks

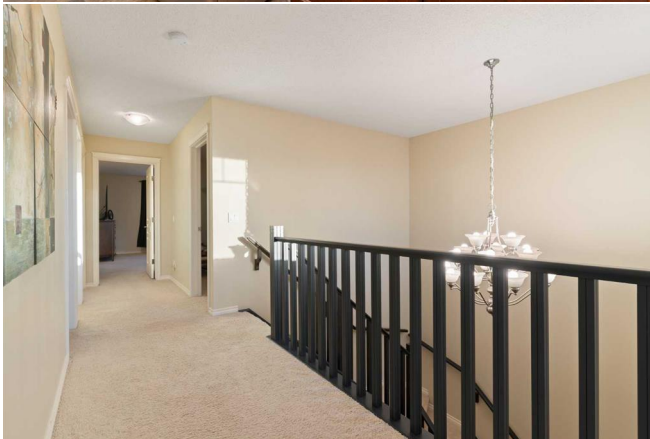
Pub Rmks: **Welcome to this stunning 2,230 sqft home located in the heart of the sought-after community of Auburn Bay. The property is just a 5-minute walk to the lake and offers everything you need for modern, comfortable living. This home shows its pride in ownership. Boasting 3 spacious bedrooms, including a luxurious primary bedroom with dual sinks and a 2-person jetted tub, 2.5 bathrooms, and a versatile main floor with an office/den, this home is perfect for families or professionals. The open-concept main floor features gleaming hardwood floors, a chef's kitchen with stainless steel appliances, granite countertops, and upgraded cabinetry, all blending elegance with functionality. Additional highlights include air conditioning for year-round comfort, a brand-new deck in the backyard perfect for outdoor entertaining, and commercial-grade gym equipment worth \$5,000, included with the home. A bonus room upstairs provides the perfect space for relaxation or entertainment. The basement is unfinished, offering a blank canvas for your own development. Professionally cleaned and meticulously maintained, this move-in-ready home showcases builder upgrades throughout and is bathed in natural light. With its unbeatable location close to all amenities, schools, walking paths, shopping, and proximity to the lake, this home is a rare gem—schedule your showing today and prepare to fall in love!**

Inclusions: **Weight stack in the basement.**
Property Listed By: **Royal LePage Mission Real Estate**

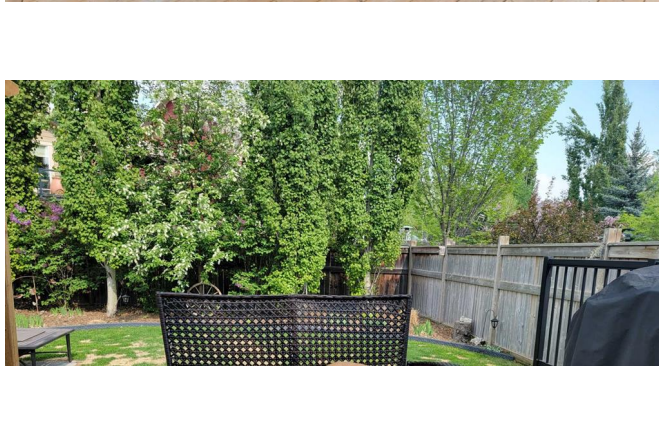
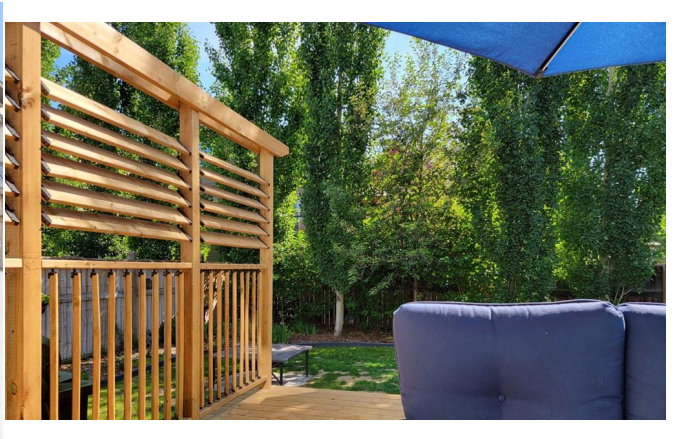
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

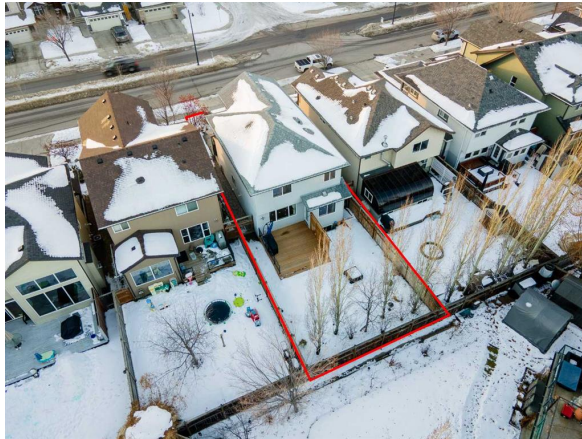
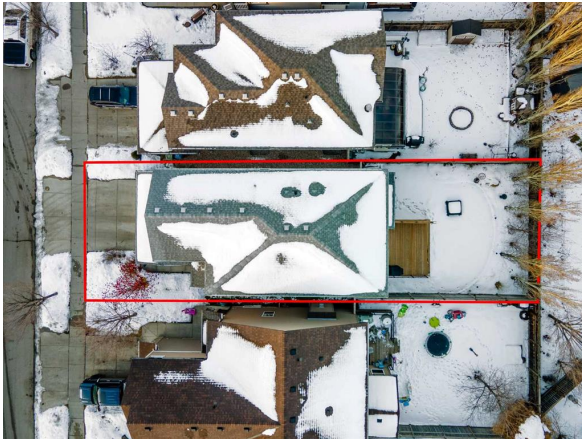
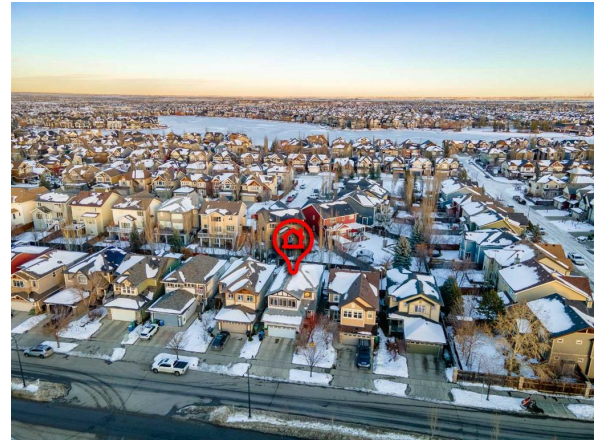
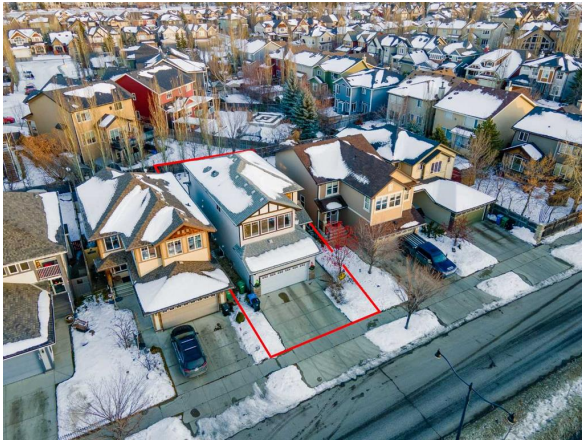












332 Auburn Bay Blvd SE, Calgary, AB

1st Floor Exterior Area 1086.04 sq ft
Excluded Area 440.28 sq ft



PREPARED: 2024/10/10



White regions are excluded from total floor area in OSU/CE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 1194.25 sq ft
Excluded Area 62.66 sq ft



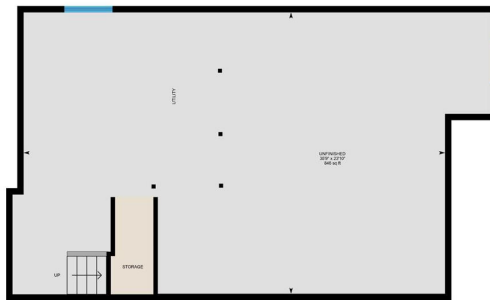
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Basement (Below Grade) Exterior Area 963.75 sq ft



PREPARED: 2024/10/10



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