



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**47 AUBURN BAY Boulevard, Calgary T3M 0V3**

MLS®#: **A2182921**

Area: **Auburn Bay**

Listing Date: **12/09/24**

List Price: **\$559,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,164**

Year Built:

**2010**

Low Sqft:

Ttl Sqft:

**1,164**

Lot Information

Lot Sz Ar:

**2,508 sqft**

Lot Shape:

DOM

**12**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Street Lighting**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**

Int Feat:

**Granite Counters,Kitchen Island,Pantry**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Covered Porch</b>	<b>Main</b>	<b>7`10" x 4`3"</b>	<b>Entrance</b>	<b>Main</b>	<b>7`7" x 5`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 12`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 6`10"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`10" x 6`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`7" x 2`8"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`3" x 3`8"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`6" x 12`6"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`2" x 5`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 8`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`10" x 8`5"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`10" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`0" x 8`7"</b>			

Title: **Fee Simple**  
Legal Desc: **1010814**

Zoning: **R-2**

Remarks

Pub Rmks: **LOCATION! LOCATION!! FIRST TIME HOME BUYERS OR INVESTOR ALERT!!! Welcome to this a highly upgraded 3+1 Beds and 2.5 baths half duplex very conveniently located in most sought after community of AUBURN BAY SE. This fully loaded house offer open concept floor plan with hardwood main floor, spacious and bright living room with decorative Fire Place, dining and upgraded kitchen & Island with granite counter top and upgraded Stainless Steel Appliances. The spacious mudroom and 2 pcs bath complete the main floor. The upper floor offer Master Bedroom with 3 Pcs Ensuite, other two good size bedrooms and 4 pcs common bathrooms. The Partially Finished Full Basement offer you a extra bedroom for your guest, recreation room and Laundry. Seller replaced Brand New Stainless Steel Washer and Dryer in 2023 and Brand New Hot Water tank just 6 months before in 2024. You will find the huge 22'X12' Sunny Deck on south facing sunny backyard for your summer BBQ and outdoor activities. A extra large double detached garage is enough to park your two big trucks . This family-friendly and charming lakeside community has it all amenities including year-round activities at the lake, an extensive pathway system arounds that you love. This prime location is mere minutes to all the amenities e.i. COMMUNITY LAKE, BEACH, BOATING, AN OFF-LEASEH PARK, PUBLIC TRANSPORTATION AND SCHOOL BUSES, SCHOOLS, PLAYGROUNDS, PARKS, TENIS COURT, SOUTH HEALTH CAMPUS, NEW BIGGEST YMCA FOR COMPLETE RECREATIONAL ACTIVITIES and All SETON PLAZA INCLUDING REAL CANADIAN SUPERSTORE FOR GROCERIES AND SHOPPINGS NUMEROUS RESTAURANTS and CINEPLEX CINEMAS FOR ENTERTAINMENT. Find your favourite REALTOR and book the showing today. "GOOD LUCK"**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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























