



THE
A-TEAM

**RE/MAX
FIRST**

289 AUBURN MEADOWS Boulevard, Calgary T3M 2E5

MLS®#: **A2183195**

Area: **Auburn Bay**

Listing Date: **12/11/24**

List Price: **\$739,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,934**

Low Sqft:

Ttl Sqft: **1,934**

Lot Information

Lot Sz Ar: **3,369 sqft**

Lot Shape:

DOM

10

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Gentle Sloping,Landscaped,Level,Rectangular Lot,Zero Lot Line**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Garden**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat: **Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`2" x 12`11"
Living Room	Main	18`10" x 13`0"
Bonus Room	Main	17`0" x 12`7"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	11`9" x 9`0"
Laundry	Upper	6`0" x 7`3"
Bedroom	Lower	10`1" x 12`5"

Room	Level	Dimensions
Dining Room	Main	111`9" x 12`11"
Entrance	Main	11`4" x 7`4"
Bedroom - Primary	Upper	13`3" x 13`1"
Bedroom	Upper	12`10" x 14`2"
4pc Bathroom	Upper	0`0" x 0`0"
Game Room	Lower	11`3" x 12`5"
4pc Bathroom	Lower	0`0" x 0`0"

Storage	Lower	21`9" x 8`10"	2pc Bathroom	Main
			Legal/Tax/Financial	

Title: Fee Simple	Zoning: R-G	
Legal Desc:	1410460	Remarks

Pub Rmks: **Amazing value in AUBURN BAY! This Jayman built, Reunite floor plan features 4 bedrooms, 4 bathrooms with just under 2500 sq/ft of developed living space with an incredible WEST FACING backyard plus AC. Walking into the home you'll be greeted with a tile floor in your sunk-in entrance/mudroom that connects with access to the attached two car garage. Stepping into your living space you'll immediately notice the hardwood floors, upgraded granite countertops, newer stainless steel appliances and upgraded full height cabinets in the kitchen. You'll love looking into the west facing backyard with the oversized deck as the sun pours into the main floor. Immediately off the kitchen is a spacious dining room with direct access to the oversized deck making this the perfect layout for day to day life and entertaining. The main floor is complete with a half bath and built-in speakers. Upstairs has 3 bedrooms and a large bonus room with five built-in surround speakers, separating the primary from the 2 secondary rooms, upstairs laundry (new LG machines 2024) and a 4 piece bath. The primary bedroom has west facing windows, a walk-in closet and a 5 piece en suite. Also included are the Hunter Douglas blinds which provide blackout coverage in the primary suite. The recently developed basement (2023) has an additional workout space/rec area, 4th bedroom, 4 piece bathroom and a ton of storage! We are just steps from shopping, restaurants, grocery stores, bars, Prince of Peace School and just a short drive to Westman Village, South Health Campus and all Seton has to offer.**

Inclusions:	NA
Property Listed By:	CIR Realty

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











