



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**75 AUBURN BAY Crescent, Calgary T3M 0K5**

MLS®#: **A2183374**

Area: **Auburn Bay**

Listing Date: **12/13/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

Lot Sz Ar: **2,809 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,508**

Low Sqft:

Ttl Sqft: **1,508**

DOM

**8**

Layout

Beds: **3 (3 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **0**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot  
Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Freezer,Induction Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>18`11" x 12`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 9`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>3`11" x 3`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`6" x 12`1"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`6" x 5`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 8`11"</b>
<b>Family Room</b>	<b>Lower</b>	<b>17`8" x 15`10"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 11`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`8" x 5`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 3`9"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`11" x 4`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 9`7"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`8" x 4`11"</b>
<b>Den</b>	<b>Lower</b>	<b>18`0" x 9`6"</b>

**Laundry**                      **Lower**                      **13`0" x 7`8"**                      **3pc Bathroom**                      **Lower**                      **7`7" x 5`1"**  
Legal/Tax/Financial

Title:                                      Zoning:  
**Fee Simple**                                      **R-G**  
Legal Desc:                                      **0711350**

Remarks

Pub Rmks:                      **Welcome to your dream family home in the vibrant lake community of Auburn Bay! This fully finished 2-story residence is designed with families in mind, offering modern updates, ample space, and access to incredible community amenities that make everyday living feel like a vacation. Boasting 3 spacious bedrooms upstairs (with the potential to easily convert the lower-level office with a large window into a 4th bedroom), this 3.5-bathroom home provides flexibility and comfort for families of all sizes. The master bedroom is a true retreat, featuring a newly renovated ensuite with stylish tiled flooring and a massive shower. The two additional bedrooms are perfect for children or guests, and the upstairs main bathroom includes a convenient tub/shower combination with tile flooring for easy maintenance. Step inside, and you'll be greeted by a bright and open-concept main floor with high ceilings, large windows, and skylights that fill the space with an abundance of natural light. The front living room invites you to gather around the cozy gas fireplace, creating the perfect spot for family movie nights or relaxation after a day at the lake. The upgraded kitchen is a chef's delight, featuring modern appliances, ample counter space, abundant cabinetry, and a functional island – ideal for meal prep and family breakfasts. Adjacent to the kitchen is a spacious dining area, perfect for family meals and holiday gatherings. A convenient half-bathroom, which has been newly updated, completes the main floor. Head downstairs to a fully finished basement designed for entertainment and versatility. The large media/family room offers a perfect space for kids' playtime, movie marathons, or a game night with friends. The basement also features a full bathroom and a dedicated office space that can easily be transformed into a 4th bedroom, giving your family the room to grow. The laundry area is thoughtfully located in the mechanical room, keeping household chores out of sight. Outdoors, the low-maintenance backyard is a family's paradise. Enjoy year-round greenery with artificial turf grass, elegant rock landscaping, and an oversized deck – perfect for summer barbecues, outdoor play, and relaxation. The deck also features a beautiful gazebo, providing a cozy space to enjoy peaceful afternoons and stunning sunsets. From this vantage point, you'll have a front-row seat to the lake's annual fireworks display and the awe-inspiring Aurora Borealis, making evenings unforgettable. Privacy is paramount with this home, as it boasts no neighbors behind the backyard and no neighbors directly across the street, offering a sense of tranquility and seclusion that's hard to find. The property also includes ample off-street parking, with space for RV parking and the option to build a double detached garage for even more storage and convenience. This home also stands out with top-notch decoration and upgraded light fixtures add a touch of elegance to every room. Don't miss this amazing opportunity!**

Inclusions:                      **Projector, TV Mounts, Cabinet in Laundry Area, Gazebo**  
Property Listed By:                      **RE/MAX Realty Professionals**

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





















