



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**65 AUBURN SPRINGS Place, Calgary T3M 1Y2**

MLS®#: **A2183593**

Area: **Auburn Bay**

Listing Date: **12/16/24**

List Price: **\$899,999**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 06-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,983 sqft**  
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**37**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 22`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`6" x 3`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`8" x 18`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 9`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`10" x 9`10"</b>
<b>Game Room</b>	<b>Lower</b>	<b>23`9" x 13`4"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`5" x 10`1"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`9" x 22`1"</b>
<b>Family Room</b>	<b>Upper</b>	<b>19`0" x 15`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 12`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`8" x 5`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>6`0" x 8`0"</b>
<b>Den</b>	<b>Lower</b>	<b>17`5" x 6`9"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>5`11" x 8`4"</b>

Title: **Fee Simple**  
 Zoning: **R-G**  
 Legal Desc: **1213086**

Remarks

Pub Rmks: **Welcome to 65 Auburn Springs Place SE! This bright, meticulously maintained, fully developed home with over \$150,000 in upgrades, offers 3042 square feet of developed living space, and is tucked away in one of the most popular cul de sacs in the ever-popular 4-season lake community of Auburn Bay! As you enter you are greeted with beautiful hardwood floors and pot lights throughout the main level that lead you into the stunning kitchen! Finished with an abundance of timeless white full-height cabinets that includes a custom hood fan, a massive island, built-in wall oven, gas cooktop, pot fill, and a large walkthrough pantry. Tying seamlessly into the kitchen is a dining area and a living room with a cozy gas fireplace making entertaining a dream. Completing the main level is a 2-piece bath and mudroom. Head to the upper level where you will find very rare 9' ceilings! The primary retreat features a bright 5-piece ensuite that includes a large soaker tub with a transom window above, dual sinks with upgraded mirrors, a feature wall, seperate shower, and a walk-in closet. The upper level is finished with an expansive bonus room with a vaulted ceiling, pot lights, built-in speakers, and provides access to the upper west-facing balcony, 2 additional good-sized bedrooms, 4-piece bath, and a laundry room with a countertop and upper cabinets. The fully developed lower level also has 9' ceilings and a 'sunshine basement' with oversized windows that provide lots of natural light. Complete with a large rec room with surround sound system, a 4th bedroom, and an additional 4-piece bath. Stay cool on hot summer days with Central A/C or enjoy the outdoors in your oversized backyard that has been thoughtfully planned out with plenty of green space, strategically planted trees for privacy, concrete edging, and a large deck with pergola and privacy walls. Keep your vehicles warm in the winter in the heated fully insulated and finished double attached garage that includes a floor drain! The location of this stunning home has to be seen to be appreciated, it is just mere steps to a playground as well as walking/biking pathway systems and numerous schools, restaurants, and amenities. Book your showing today!**

Inclusions: **Control 4 Equipment & Tower**  
 Property Listed By: **RE/MAX First**

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











