



THE
A-TEAM

**RE/MAX
FIRST**

48 AUBURN MEADOWS Boulevard, Calgary T3M 2C9

MLS®#: **A2184249**

Area: **Auburn Bay**

Listing Date: **12/20/24**

List Price: **\$549,900**

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:

1,279

Year Built:

2014

Low Sqft:

Ttl Sqft:

1,279

Lot Information

Lot Sz Ar:

2,583 sqft

Lot Shape:

DOM

1

Layout

Beds:

3 (2 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Landscaped

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Ceiling Fan(s),Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`10" x 4`11"
Kitchen	Main	10`10" x 14`0"
4pc Bathroom	Second	7`11" x 4`11"
Bedroom	Second	11`9" x 12`4"
4pc Bathroom	Lower	7`0" x 8`3"
Laundry	Lower	6`6" x 5`7"

Room	Level	Dimensions
Dining Room	Main	6`3" x 13`11"
Living Room	Main	17`0" x 15`7"
4pc Bathroom	Second	4`11" x 9`3"
Bedroom - Primary	Second	11`10" x 15`11"
Bedroom	Lower	12`0" x 9`11"
Game Room	Lower	16`4" x 13`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1311684

Zoning:
R-G

Remarks

Pub Rmks: *****OPEN HOUSE SUNDAY, DECEMBER 22, 2-4 PM***Step into this immaculately maintained gem, offering a spacious and open layout, showcasing modern living. As you enter, you'll be greeted by the sleek laminate flooring throughout the main level, providing a seamless flow. The large living room boasts windows that invite the afternoon sun, creating a bright and welcoming space to relax. The kitchen is a true highlight, featuring dark stained cabinets that compliment the stunning white quartz countertops. With a full stainless steel appliance package, a corner pantry, and a large kitchen island that doubles as an eating area, this kitchen is both functional and stylish. The adjacent dining area is well-appointed, with glass sliding doors that open to a well-sized deck and a private, fenced backyard — ideal for outdoor entertaining. Upstairs, you'll find two spacious master suites, each with its own ensuite featuring granite countertops and walk-in closets. Additionally, a versatile bonus room provides the perfect space for a home office, play area, or media room. The fully developed basement is a showstopper, with a bright recreational room featuring a wet bar with granite countertops, a bar fridge, and ample space for relaxation and entertainment. There's also an additional bedroom and a full 4-piece bathroom with a granite countertop vanity and in-floor heating, ensuring comfort year-round. The functional laundry area includes a swiveling ironing board for added convenience. Outside, there's plenty of space for a future garage, while you can currently enjoy the privacy of the fenced backyard. This home is ideally located close to all amenities, including shopping, hospital, transit, theatre, restaurants, and pubs. Plus, it's directly across from Prince of Peace School, offering a perfect location for families with kids. Located in the sought-after community of Auburn Bay, this home offers lake access and is just steps away from two large, beautiful playgrounds — a favorite place for children.**

Inclusions: **Electric Fireplace, TV Brackets, Microwave**
Property Listed By: **RE/MAX iRealty Innovations**

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







