



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**866 AUBURN BAY Boulevard, Calgary T3M 0H7**

MLS®#: **A2184555**

Area: **Auburn Bay**

Listing Date: **01/07/25**

List Price: **\$775,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**  
Lot Information  
Lot Sz Ar: **4,144 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,370**  
Low Sqft:  
Ttl Sqft: **2,370**

DOM

**15**  
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,Front Yard,Lawn,Landscaped,Many Trees,Rectangular Lot,Treed**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Freezer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`11" x 13`0"	Kitchen	Main	15`10" x 12`2"
Living Room	Main	16`11" x 12`1"	Entrance	Main	7`6" x 6`4"
Mud Room	Main	8`7" x 5`0"	2pc Bathroom	Main	5`0" x 5`0"
Bonus Room	Upper	14`8" x 20`11"	Laundry	Upper	7`6" x 5`5"
Bedroom	Upper	10`0" x 10`5"	4pc Bathroom	Upper	5`7" x 11`7"

Bedroom  
Walk-In Closet  
Furnace/Utility Room  
Game Room

Upper  
Upper  
Basement  
Basement

9`0" x 11`7"  
7`4" x 7`3"  
16`7" x 15`10"  
13`1" x 25`8"

Bedroom - Primary  
4pc Ensuite bath  
4pc Bathroom  
Bedroom

Upper  
Upper  
Basement  
Basement

12`5" x 15`1"  
8`5" x 13`0"  
16`4" x 5`8"  
9`4" x 11`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0711775**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to this amazing fully finished family home in the heart of Auburn Bay! As you enter this fabulous home you are greeted with soaring high ceilings in the entryway - make your way through to the main living area and you will LOVE the large open floor plan with the kitchen as the focal point featuring TONS of cabinet and counter space, huge island, newer appliances, gas stove, tiled backsplash, large walk in pantry, wood feature wall and upgraded lights. The dining area has plenty of room for a 6-8 person table and chairs and is overlooking the back yard and has plenty of natural light pouring in! The living room has an awesome built in feature, upgraded tile surround on the gas fireplace and room for your large couch! The main floor is finished off with a large enclosed mud room and also a half bathroom for your guests! Upstairs has an awesome bonus room with loads of windows, upper level laundry room, a primary bedroom with an awesome ensuite bathroom and a walk in closet separated by a custom barn door and there is also 2 additional bedrooms upstairs and another full bathroom! The lower level is completely finished as well with a huge rec room, a 4th bedroom and another full bathroom for the teens! This house is located perfectly between 2 schools and has easy access to the lake and all the other amenities in the area and you will love the kinetico water system, A/C, outside power source attached to the pergola for your lights, a backyard FULL of trees including Ash trees, Lilacs, Dogwood, Pear tree, shrubs, Mayday tree and MORE! This house is truly a winner and has it all! Enjoy the year round lake, YMCA, VIP theatre, so many pubs, restaurants, shops, major roadways, strip malls and an off leash dog park! Check this one out!**

Inclusions:  
Property Listed By:

**Real Broker**

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













