



THE
A-TEAM

**RE/MAX
FIRST**

102 AUTUMN Gardens, Calgary T3M 0H8

MLS®#: **A2187504** Area: **Auburn Bay** Listing Date: **01/15/25** List Price: **\$790,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **4,951 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,047**
 Low Sqft:
 Ttl Sqft: **2,047**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Dog Run Fenced In,Fruit Trees/Shrub(s),Lake,Garden,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Many Trees,Pie Shaped Lot,Treed

Park Feat:

Additional Parking,Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Barbecue,Courtyard,Garden,Private Yard,Storage**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Oven,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Jetted Tub,No Animal Home,No Smoking Home,Pantry,Recreation Facilities,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`8" x 7`10"	Living Room	Main	14`11" x 13`5"
Kitchen	Main	11`11" x 13`1"	Nook	Main	11`11" x 10`10"
Dining Room	Main	12`0" x 10`0"	Pantry	Main	6`4" x 9`1"
Laundry	Main	6`1" x 8`10"	2pc Bathroom	Main	5`0" x 4`8"
Bedroom - Primary	Second	18`11" x 12`5"	Walk-In Closet	Second	10`5" x 4`6"
5pc Ensuite bath	Second	12`11" x 9`11"	Bedroom	Second	11`11" x 12`2"

4pc Bathroom
3pc Bathroom
Game Room

Second
Basement
Basement

8`1" x 5`0"
10`9" x 5`8"
14`7" x 12`10"

Bedroom
Family Room
Flex Space

Second
Basement
Basement

10`6" x 10`10"
11`11" x 12`4"
10`9" x 13`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0614791

Remarks

Pub Rmks: **Welcome to this stunning over 3,000 sq ft developed two-storey home located in the heart of the sought-after community of Auburn Bay. This cul-de-sac pie lot situated on a quiet street backing on a SUNNY GREEN PATH leading to nearby schools. |3 bed + 4 bath + main floor laundry + developed basement + theatre room| The open-concept main floor features Vaulted ceiling and floor-to-ceiling window wall brings tons of natural light in. A three-sided gas fireplace right next to your Sunny and bright breakfast nook. Your chef's kitchen with stainless steel appliances, rosed eating bar, and walk through pantry room, all blending elegance with functionality. A Formal dining/office/flex room with large windows. A powder room and Laundry room finishes the main. Upstairs 3 generously sized bedrooms providing everyone their own space to relax. Primary bedroom is a spacious retreat complete with a walk-in closet and luxury 5-pc ensuite with jetted tub and separate shower. Two additional bedrooms, both with walk-in closets and large windows, a 4-pc bath finishes the upper level. The fully finished basement, completed by the builder, features family room with built-in shelves, wet bar, and another 3-pc bath. Wired for sound with family theatre (projector included), the flex room with large windows could easily converted to 4th Bedroom to fit your growing family. With its unbeatable location close to all amenities, schools, walking paths, shopping, South Health Campus, YMCA and proximity to the lake, this home is a rare gem. Enjoy community amenities: lake access, clubhouse that hosts community events and activities, beach volleyball courts, tennis and pickleball courts, a splash park. Auburn Bay Lake is 43 acres boasting floating docks, a fishing dock, boat rentals and is stocked twice annually with Rainbow Trout, Tiger Trout, Brown Trout and Brook Trout... Embrace the winter season with a toboggan hill and multiple ice surfaces, including two large hockey rinks and a leisure rink along with a skating loop around the lake. Don't miss out on this exceptional opportunity in Auburn Bay. Schedule your private showing today!**

Inclusions: **Sofa set with coffee table and Bar fridge in basement; Shed in the yard.**

Property Listed By: **Everest Realty and Property Management Corp.**

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











