



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**81 AUBURN MEADOWS Crescent, Calgary T2M 2E3**

MLS®#: **A2187635**

Area: **Auburn Bay**

Listing Date: **01/15/25**

List Price: **\$944,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **4,241 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,538**  
Low Sqft:  
Ttl Sqft: **2,538**

DOM

**7**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,None**

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

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Stove,Microwave,Other,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`10" x 3`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 14`6"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>15`1" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`10" x 12`10"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>15`1" x 13`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`7" x 17`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 17`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 17`10"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>13`0" x 11`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`1" x 13`5"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`9" x 8`3"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`9" x 12`7"</b>

4pc Bathroom  
Bedroom  
Game Room

Basement  
Basement  
Basement

12`5" x 4`11"  
11`6" x 12`4"  
12`4" x 15`8"

Bedroom  
Exercise Room  
Furnace/Utility Room

Basement  
Basement  
Basement

11`5" x 12`4"  
10`6" x 12`4"  
7`4" x 5`7"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-G

1412015

Remarks

Pub Rmks:

**Your search ends here... 5 Bedrooms Plus or convert some to home offices, 3.5 baths, 3 sitting rooms, gym and O/S Garage. Prepare to be captivated by this stunning home nestled in the highly desired community of Auburn Bay. Elegantly designed by Jayman, the Lauren model has meticulous attention to detail, & offers plenty of exquisite CUSTOM features with a perfect blend of luxury different from other homes which offer functionality & convenience. Step inside the main entrance, it is spacious & lined with beautiful hardwood floors throughout main floor, with an open floor plan and an abundance of natural light. Prepare to be wowed by the gourmet kitchen, a true masterpiece. Equipped with plenty amounts of full height soft close cabinets, S/S built-in appliances, a 5-burner gas cooktop with a sleek CUSTOM wood range hood, and not just one, but two islands lined with CUSTOM stone finish. The opulent granite counters provide the perfect backdrop for your culinary creations. Add a walk-in pantry, and you will never run out of space. Adjacent to the kitchen is a generous dining area & cozy living room featuring a stone wall gas fireplace, perfect for unwinding after a long day. Step out onto the backyard with a large stamped concrete patio with a stone firepit, rough in for hot tub and BBQ gas line hookup. Complete the main level with a 2pc bath & mudroom with CUSTOM LOCKERS offering plenty of space for the large family. Upstairs, a central bonus room awaits along with a convenient upper-level laundry room. Retreat to the primary bedroom sanctuary, complete with a luxurious 5-piece ensuite, dual walk-in CUSTOM closets with ample space to unwind in soaker tub or shower. Two additional spacious bedrooms complete with a full 5pc bathroom with DUO sinks to ensure comfort for the entire family. Let us not forget about the basement with thick underlay to keep it cozy. Here you will find 2 addition'l bedrooms, 4pc bath with DUO sinks, exercise room & family room. Add an O/S garage with a rough in for heater , A/C, cul-de-sac living this home spares no expense. Experience the best of lakeside living, with a host of amenities & located by schools, parks, shopping, dining, and access to transit. Check out this fully developed CUSTOM home with over 3500 sq ft of living and prepare to be awed! There is 1 virtually staged photo.**

Inclusions:  
Property Listed By:

N/A  
Coldwell Banker Mountain Central

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











