

## 81 AUBURN MEADOWS Crescent, Calgary T2M 2E3

01/15/25 MLS®#: A2187635 Area: **Auburn Bay** Listing List Price: **\$944,000** 

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



**General Information** 

Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area 2015 Abv Saft:

4,241 sqft Ttl Sqft:

Utilities and Features

Low Sqft:

2,538

2,538

DOM

<u>Layout</u>

5 (32)

3.5 (3 1)

2 Storey

4 2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

7

Access:

Lot Feat: Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Landscaped, Street

Lighting, Rectangular Lot Park Feat: **Double Garage Attached** 

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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	7`10" x 3`0"	Dining Room	Main	9`0" x 17`1"
Kitchen	Main	13`9" x 14`6"	Living Room	Main	16`0" x 17`10"
5pc Bathroom	Second	15`1" x 4`11"	5pc Ensuite bath	Second	13`0" x 11`8"
Bedroom	Second	12`10" x 12`10"	Bedroom	Second	15`1" x 13`5"
Bonus Room	Second	15`1" x 13`5"	Laundry	Second	5`9" x 8`3"
Bedroom - Primary	Second	11`7" x 17`9"	Walk-In Closet	Second	7`9" x 12`7"

4pc Bathroom Basement 12`5" x 4`11" **Bedroom Basement** 11`5" x 12`4" 11`6" x 12`4" 10`6" x 12`4" Bedroom Basement **Exercise Room Basement Game Room** Basement 12`4" x 15`8" Furnace/Utility Room **Basement** 7`4" x 5`7" Legal/Tax/Financial

Title: Zoning:
Fee Simple R-G

Legal Desc: **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-sa

Inclusions:

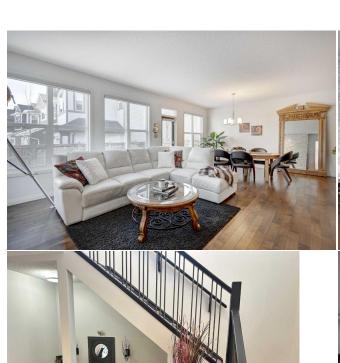
Property Listed By: Coldwell Banker Mountain Central

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









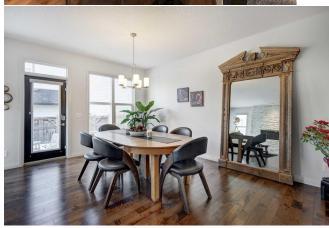












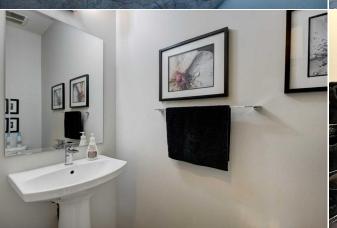














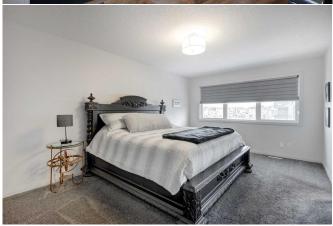


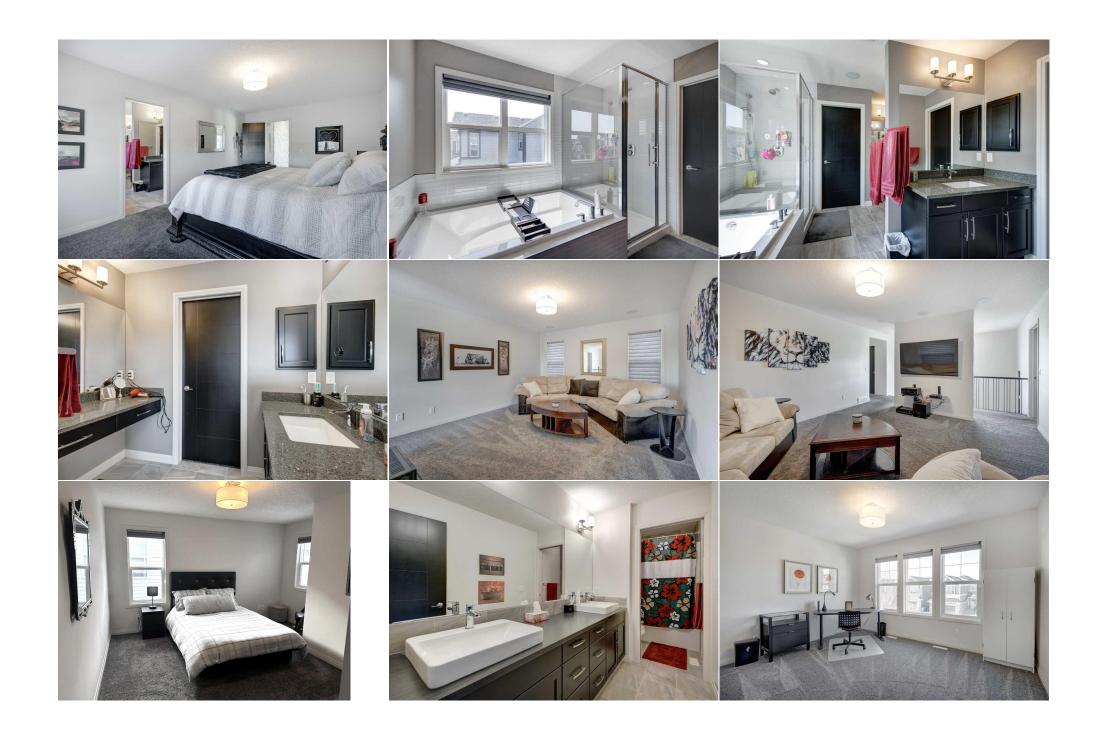






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boar Exterior Area 1441.87 sq ft Interior Area 1347.72 sq ft











