



THE
A-TEAM

**RE/MAX
FIRST**

60 AUBURN GLEN Gardens, Calgary T3M1P1

MLS® #: **A2190385**

Area: **Auburn Bay**

Listing Date: **01/27/25**

List Price: **\$849,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **4,370 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,419**
Low Sqft:
Ttl Sqft: **2,419**

DOM

5
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped**
Park Feat: **Double Garage Attached,Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s)**
Int Feat: **Double Vanity,French Door,Granite Counters,Kitchen Island,Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	12`11" x 8`0"	Kitchen	Main	12`8" x 12`8"
Dining Room	Main	12`0" x 12`0"	Living Room	Main	15`0" x 14`10"
Bonus Room	Upper	11`3" x 10`4"	Bedroom - Primary	Upper	16`11" x 14`10"
Bedroom	Upper	12`0" x 9`11"	Bedroom	Upper	10`11" x 10`5"
Bedroom	Upper	10`11" x 9`8"	Laundry	Upper	10`11" x 5`8"

2pc Bathroom
4pc Bathroom

Main
Upper

0`0" x 0`0"
0`0" x 0`0"

5pc Ensuite bath

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1112305

Remarks

Pub Rmks: **This exquisite Baywest custom-built residence offers a perfect fusion of modern elegance, functional design, and family-friendly features. Nestled in the highly sought-after Auburn Bay community, this property is situated on a low-traffic street, providing the serenity you desire while ensuring quick access to major routes. Residents of Auburn Bay enjoy access to a wealth of amenities, including a pristine lake/beach, courts and indoor facilities, shopping and nearby schools. As you step into this meticulously maintained home, you are greeted by a spacious and inviting atmosphere. The main level features a generously sized office with elegant French doors, perfect for work or study. Centered in the home is the bright kitchen complete with ceiling-height cabinets, a large island, upgraded appliances including double oven and central vac toe-kick. A corner pantry provides ample storage and the TV/Media screen built within the cabinets can serve any media needs. Connected to the kitchen are the dining area and open-concept living room with custom gas fireplace/mantel. Oversized windows line the entire back wall providing an unobstructed view of the backyard while adding natural light to the amazing lighting provided by numerous pot lights and chandeliers. Ascending to the upper level, you'll find the enormous master suite. This spacious retreat is enhanced by large windows and a sliding patio door that opens to a balcony. The ensuite features a large tub, walk-in shower, dual vanities, and a generous walk-in closet. The upper level also includes 3 additional bedrooms (4 total), full bathroom and the central bonus room, complete with surround sound and media cabinet. An oversized laundry room upstairs adds great convenience. The basement offers endless possibilities for family enjoyment, activities or future development. Lined with nearly indestructible plywood walls, this space is designed to handle any activity a family wants to throw at it, from floor hockey to skateboarding, ride-on toys to gymnastics it can handle it all. Plenty of space for another media room/gaming headquarters and/or more bedrooms. The enclosed utility room provides storage space separate from activities. The massive heated double garage boasts an impressive 32' depth x 22' width, totaling a remarkable 642 sqft, unmatched for this area, and can easily house 2 large vehicles, with additional room for storage, workshop, or rec. equipment. The 12' ceiling provides numerous storage possibilities while the expanded driveway allows space for up to 3 parallel vehicles. At the heart of the backyard is family, kids and entertainment. The 11'x17' covered deck provides ample space for BBQs, parties, and year-round enjoyment. The yard has underground sprinklers/garden watering that ensures a lush lawn and plants. The crown jewel of the yard is the hot tub and ground-level trampoline creating a safe and irresistible feature for children and active adults alike.**

Inclusions: **Hot Tub, Kitchen TV, Trampoline, Garage workbench and mounted cabinets**

Property Listed By: **ROYAL LEPAGE COMMUNITY REALTY**

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









