



THE
A-TEAM

**RE/MAX
FIRST**

22 AUBURN BAY Court, Calgary T3M 1K9

MLS®#: **A2196728** Area: **Auburn Bay** Listing Date: **02/27/25** List Price: **\$876,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **4,133 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,044**
 Low Sqft:
 Ttl Sqft: **2,044**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Close to Clubhouse,Cul-De-Sac,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Stove,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Pantry**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **0512352**

Remarks

Pub Rmks: ***** OPEN HOUSE Sat 1 Mar 2025 2pm - 4pm *** Welcome to your dream home in the sought-after Auburn Bay Lake Community! Nestled on a quiet cul-de-sac, this**

beautifully maintained home with 2900 sqft of total living space boasts exceptional curb appeal and an inviting atmosphere from the moment you arrive. Step inside to a warm and welcoming front entrance, with a flex room to the left—perfect for a home office, playroom, or formal sitting area. The main floor showcases gorgeous hardwood flooring throughout, leading to an updated kitchen featuring quartz countertops, stainless steel appliances, and an upgraded pantry, this kitchen is every home cook's dream! The open-concept living room, complete with a stunning fireplace focal point which seamlessly connects to the dining area. From here, an oversized patio door opens to your expansive stone patio, where you can relax or entertain in your private outdoor oasis. The irrigation system ensures lush landscaping with ease. Upstairs, you'll find a spacious bonus room with vaulted ceilings and large windows to bring in natural light. This space is perfect for family movie nights. The primary bedroom offers a tranquil retreat, complete with a 4-piece ensuite along with a corner soaker tub for those that need a relaxing evening to unwind after a long day. There are two additional bedrooms and a 4-piece main bathroom to complete the upper level. The finished basement provides additional living space with a fourth bedroom, a full 4-piece bathroom, and ample storage. The recreational room is a multi purpose area where you can have a workout station or a media room for the kids. Additional Features: Sound insulation between floors for added privacy, Roof replaced in 2021, Hot water tank replaced in 2022, Permanent Christmas lights for year-round convenience, New light fixtures & updated bathrooms, New air conditioning for summer comfort. Located just 300 meters from Auburn Bay Lake, this home offers easy access to Deerfoot and Stoney Trail, South Health Campus, YMCA, and Seton Shopping Centre—all within minutes. Plus, with K-12 schools in the community, this is an ideal home for families looking to enjoy everything Auburn Bay has to offer. Don't miss out on this incredible opportunity—schedule your private showing today!

Inclusions:
Property Listed By:

Shed, Built-in Dishwasher, A/C, Underground Irrigation system, Security system, Central Vacuum System
Greater Property Group

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











