



THE
A-TEAM

**RE/MAX
FIRST**

122 AUBURN SPRINGS Boulevard, Calgary T3M 0Z9

MLS®#: **A2196775**

Area: **Auburn Bay**

Listing Date: **02/27/25**

List Price: **\$789,900**

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: **3,971 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,150**
Low Sqft:
Ttl Sqft: **2,150**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Front Yard**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace**
Sewer:
Ext Feat: **Dog Run**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Chandelier,Dry Bar,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,See Remarks,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`5" x 17`7"
Dinette	Main	11`2" x 9`7"
Living Room	Main	15`1" x 15`0"
2pc Bathroom	Main	7`5" x 3`0"
Balcony	Main	11`9" x 7`9"
Bedroom - Primary	Second	12`9" x 13`7"
4pc Ensuite bath	Second	17`3" x 7`0"
Laundry	Second	5`5" x 9`2"
Bedroom	Second	10`8" x 10`10"
Walk-In Closet	Second	3`5" x 6`4"
Game Room	Basement	23`4" x 14`10"
Bedroom	Basement	13`2" x 11`2"
Furnace/Utility Room	Basement	17`2" x 6`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	10`1" x 14`3"
Dining Room	Main	10`9" x 11`11"
Pantry	Main	8`10" x 7`0"
Mud Room	Main	3`7" x 7`5"
Balcony	Second	3`3" x 6`5"
Walk-In Closet	Second	5`10" x 13`8"
Flex Space	Second	8`1" x 3`10"
Bonus Room	Second	13`11" x 14`6"
Bedroom	Second	13`4" x 10`2"
4pc Bathroom	Second	10`8" x 4`11"
Nook	Basement	5`0" x 11`6"
4pc Bathroom	Basement	4`11" x 9`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1212233**

Zoning: **R-G**

Remarks

Pub Rmks: **Live a vacation property lifestyle every day but without a cramped cabin style home. This contemporary home in the beautiful lake community of Auburn Bay offers over 2800 square feet of living space where every member of your family will have room to grow and flourish. The spacious kitchen with breakfast bar in the island, good-sized kitchen dining area and comfortable living room are perfectly positioned to enjoy plenty of natural light all day long. There's even a formal dining room for large gatherings of friends and family that can be transformed into a main floor home office if that better suits your needs. The walk through pantry between the mudroom and kitchen offers every day convenience for bringing supplies and groceries home and the back deck/patio is easily accessed off the kitchen eating area for year-round barbequing. Upstairs you'll find 3 generously sized bedrooms as well as a bonus room that can function as a home library, music room, craft space or whatever you can imagine for your family's unique needs. Start and end each day with a primary bedroom designed for both comfort and function. Large enough for a king-sized bed set, it also boasts a south facing balcony, sizeable ensuite with soaker tub and an impressive walk-in closet where neither parent is compromising on storage space. The laundry room is close by so no need to haul clothes from the basement and ladies there's even a handy flex space perfect for a make up table! The kids rooms are large enough for double or queen-sized beds plus desk and storage space and they'll have their own 4-piece bathroom too. Remember, this exceptional home comes with developed basement so head downstairs and you'll find a 4th bedroom and another full bath, private enough for your teen or guests. Of course the kids and guests might not want to leave because a home theatre is included for hours of entertainment. Plenty of storage space, double attached garage, fenced backyard and dog run are additional perks in your new home. February is almost over but there's still time to fall in love with the home of your dreams. Book a showing before its gone.**

Inclusions: **2 electric fireplaces are negotiable**
 Property Listed By: **CIR Realty**

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









