



Status: A  
 Area: Calgary  
 Community: Auburn Bay 365  
 Style: 2 Storey  
 Zone: Zone D  
 Year Built: 2008

MLS#: C3584794  
 Postal Code: T3M 0G5  
 Linc #: 0032181000  
 Type: Residential Detached Single Family  
 New Home on Old Lot: Remod:  
 Finish Lvl: 3

Mortgage: \$ 0 Cash Down: Due: Rate:

Payments: Lender:

Legal Plan: 0710127 Blk: 24 Lot: 14 Unit: UF:

Seller motivated. For all showings please touchbase or text Renata at 403-630-3991. ALL DEPOSITS MUST BE A BANK DRAFT OR CERTIFIED CHEQUE MADE PAYABLE TO SOTHEBY'S INTERNATIONAL REALTY CANADA.

Prop Class: Single Family

This gorgeous Albi built home features 3517 Sqft of living space & is situated on a huge pie shape lot with just under a quarter of an acre. Inside the main floor of this exceptional home features a spacious office/den, a great room with stone gas fireplace, and a spectacular kitchen with walkthrough pantry, granite countertops & custom cabinetry. Upstairs you will find the laundry room, bonus room & three generously sized bedrooms, including a master with large walk-in/walk-through closet, and spa-like ensuite with soaker tub and a large fully tiled, jetted shower. The basement is fully developed by the builder and includes a nice sized bedroom, full bath, and recreation room. The backyard has something for everyone & is perfect for relaxing, playing, or entertaining with a concrete patio, firepit & over \$150K of professional landscaping. This home is perfect for the modern family and located just minutes from the new hospital and shops of Seton.

Virtual Tour: <http://www.platinumhd.tv/theatre/residential/alberta/55-auburn-sound-manor-21> Brochure: <http://markdevernden.com/55-auburn-sound/>

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>		Schl Bus: Y
Baths:	0	1	1	0	1	0	Elem School: Andrew Sibbald, Nickle	Dir:
Ensuite Bth:		0	0	0	1	0	Jr/Mid Schl: Nickle, Fairview	
Bdrms Abv:	3 Total Bdrms: 4			Addl Rms:			High Schl: EP Scarlett, Bishop Grand	
Fin FP/Rgh-In:	1/	Fpl Fuel: Gas Only					Other Schl: St. Boniface, Bonaventure	
Parking:	Double Garage Attached						Garage: Yes	
							Bonus Room: 4.57x4.41 U	<u>Level</u> <u>Mtr2</u> <u>SqFt</u>
Living Room:	5.02x4.74	M	Master Bedrm: 4.29x4.80		U		Main Lvl: 108.2	1164.99
Dining Room:			Bedrm 2: 3.35x3.78		U		Upper: 134.1	1443.02
Kitchen:	5.08x3.20	M	Bedrm 3: 3.40x4.01		U		Above Grd: 242.3	2608.01
Family Room:			Bedrm 4: 3.65x3.92		B		Lower Lvl: 84.4	908.91
Den:	3.04x3.68	M	Recreation Roo 8.99x5.18		B		Below Grd: 84.4	908.91
							Total A.G: 242.3	2,608.01

Flooring:	Hardwood, Non-Ceramic Tile, Carpet	Roof Type:	Asphalt Shingles
Foundation:	Concrete	Fireplace:	Stone Facing, Mantle
Exterior:	Stone, Composition	Construction:	Wood Frame
Heating Type:	Forced Air-2	Basement:	Full
Features:	ACCEN, DETEC, DETECO, NOPET, NSMKE, SPRKL, DECK, FRPIT, PORCH, BBOBI, CEIL9, PATIO, SIFLR, VINYL, WUNIT	Bsmt Dev:	Fully Finished
Goods Incl:	ACCEN, VACAT, WASHR, DRYER, STGSH, OPEN2, FAN, DWBLT, REFRG, STCEL, GARBU, WTRSF, HOODF, OVNMW, OVNBI	Heat Fuel:	Natural Gas
Site Infl:	FENCE, LKACC, LNSCA, REMKS, SHOP	Goods Excluded	Chandelier in upper stair case, Hot Tub, Outdoor Playset
Amenities:	ACPRT, APPIN, BEACH, FENCE, FIREP, LAKEP	Lot Shape:	Pie Shaped
Restrictions:	UTILR, R-COV, EASE	Frntg X Dpth:	13.4 TTL: 947.0 m2
		Zoning/Land Use:	R-1
		Conform:	
		Tax Amt/Yr :	\$ 5,247 / 2013 LI:
		Warranty:	None

Condo Name:	Ownership: PRIV	Condo:	HOA: \$ 621 AN
Prk Encl/Unit/Type: 2	Incl: LAKE, RECFA		
Registered Size:			

Seller:	Cooke	<b>Appt: TBASE APPT</b>	Renata
List Realtor:	Mark Evernden ID: CEVERNMA Ph: 403-829-3776 Fax: 403-592-7791	<b>Appt Ph: 403-630-3991</b>	List Date: 09/10/13
List Realtor Email:	<a href="mailto:mevernden@sothebysrealty.ca">mevernden@sothebysrealty.ca</a>	List Realtor Web:	<a href="http://markdevernden.com">http://markdevernden.com</a>
List Firm:	SOTHEBY'S INTERNATIONAL REALTY CANADA Ph: 403-254-5315 Fax: 403-244-5315	Occupancy:	SELLR SRR: N
List Realtor2:	Renata M. Reid ID: CREIDREN	Possession:	/negotiable Exclusion: N
List Firm2:	SOTHEBY'S INTERNATIONAL REALTY CANADA Ph: 403-630-3991	Comm:	3.5% on \$100,000 & 1.5% on balance
Pend Date:	Sold Date:	Sold Price:	DOM: 44 Entered: 09/10/13
Sold Term:			Disc: Expiry Date: 02/28/14
Sell Firm:			Sell Firm 2:
Sell Agent:			Sell Agent 2: