

# **\$649,900 - 267 Auburn Meadows Place Se, Calgary**

MLS® #A2215155

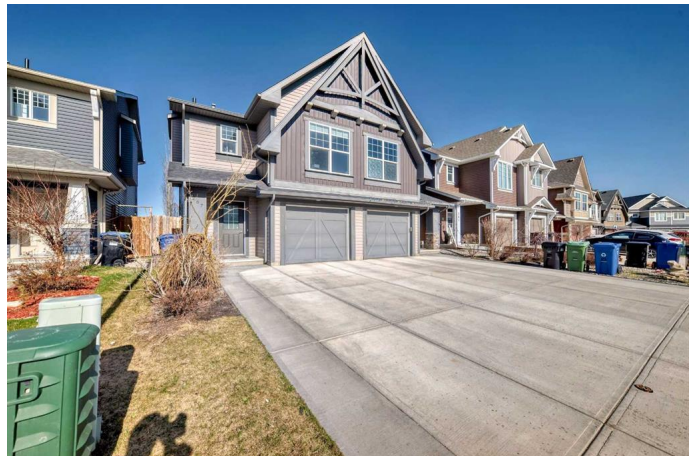
**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,455 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to this STUNNING home located in a quiet cul-de-sac W/ FINISHED Basement in the desirable Lake Community of Auburn Bay - this highly sought-after floor plan is bursting with upgrades. Just steps to parks, walking/biking trails, dog park and playgrounds, this property is sure to impress. This house is nestled on a large RECTANGULAR LOT & comes with a Single Car Garage and Huge driveway that can accommodate up to 3/4 vehicles! As you enter the front foyer, you are greeted by a spacious layout flooded with natural light. Main level consists of living room w/ Fireplace, dining area, walk-in pantry and great size kitchen. The modern kitchen offers a built-in appliances, large island with breakfast bar, stainless steel appliances and high ceilings. Take just few steps upstairs to find the powder room and the great size Master Bedroom which has a 4 pc Ensuite and walk-in closet. The upper level consist of 2 additional bedrooms, large bonus room, laundry room and 3 pc bath. This home also offers a fully finished basement complete with luxury vinyl plank flooring, a huge rec room and a 3rd full bathroom. Additional features include luxury vinyl plank flooring throughout the main level and basement, upgraded lighting throughout, granite countertops, electric fireplace, HUGE DECK (~10ft x 19ft). This home is conveniently located just minutes away from lots of amenities including grocery stores, restaurants/pubs, shopping, schools and



more. Call to book your showing today!

Built in 2014

### Essential Information

MLS® #	A2215155
Price	\$649,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,455
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### Community Information

Address	267 Auburn Meadows Place Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H6

### Amenities

Amenities	Beach Access, Clubhouse, Dog Park, Park, Party Room, Boating
Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 26th, 2025
Days on Market	17
Zoning	R-2M
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Calgary Real Estate
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