

# **\$519,900 - 277 Auburn Meadows Drive Se, Calgary**

MLS® #A2203347

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,480 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Eloquent in design, this stunning open-concept townhome offers all the comforts youâ€™ve been searching for. Featuring 3 spacious bedrooms, 2.5 Baths and a double attached garage, this home is truly a gem!

Upon entering, youâ€™ll be immediately impressed by the meticulous finishes and attention to detail. Lightly used and still exuding that new home scent, every square inch has been thoughtfully designed and upgraded. With south-facing oversized windows, natural light floods the home, enhancing the seamless transitions between rooms and making it perfect for entertaining.

The main living area features an inviting kitchen and dining space, overlooking the large living room. This layout creates a perfect environment for gatherings or simply relaxing at home. The kitchen is beautifully appointed with timeless full-height cabinetry, a stylish tile backsplash, and stainless-steel appliances that include an exclusive microwave hood fan, gas range, and pantry. The quartz countertops this culinary haven.

Upstairs, the well-planned layout includes a primary bedroom that mirrors the upgraded laminate flooring found on the main level, along with a walk-in closet, and a private 3-piece ensuite. The ensuite is a luxurious retreat featuring a walk-in shower with full-height tile and custom tile flooring. Two



additional bedrooms offer generous closet space, conveniently located near the 4-piece bathroom, which showcases a tub/shower combo with ceiling-height tile and matching vanity.

The upper laundry room is a welcome convenience, featuring stylish bifold doors, stacked appliances to maximize storage space, and tile flooring. The lower level is finished with ample storage and clean epoxy floors, providing a polished touch. This exceptional townhouse is loaded with upgrades and features, including air-conditioning, a tankless instant water heater, Smart Thermostat, and high-quality branded appliances. Enjoy the convenience of an outside gas line for your BBQ, upgraded kitchen sink, quartz countertops in the kitchen and all bathrooms.

Every square inch of this home has been beautifully constructed and immaculately maintained, showcasing excellent design choices throughout. Nestled in a desirable lake community, youâ€™ll be conveniently located near all the amenities that Auburn Bay, Mahogany, and Seton have to offer.

Donâ€™t miss your chance to own this dream townhouseâ€”book your showing today!

Built in 2022

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2203347  |
| Price          | \$519,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,480     |

|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2022              |
| Type       | Residential       |
| Sub-Type   | Row/Townhouse     |
| Style      | 2 and Half Storey |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 277 Auburn Meadows Drive Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M2S1                      |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Beach Access, Visitor Parking, Snow Removal |
| Parking Spaces | 2                                           |
| Parking        | Double Garage Attached                      |
| # of Garages   | 2                                           |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks                               |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | Central Air                                                                                                                    |
| Basement          | None                                                                                                                           |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Landscaped, Rectangular Lot        |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 17th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 92  |
| Zoning         | M-2 |
| HOA Fees       | 494 |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office            eXp Realty

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