

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

MLS® #A2215155

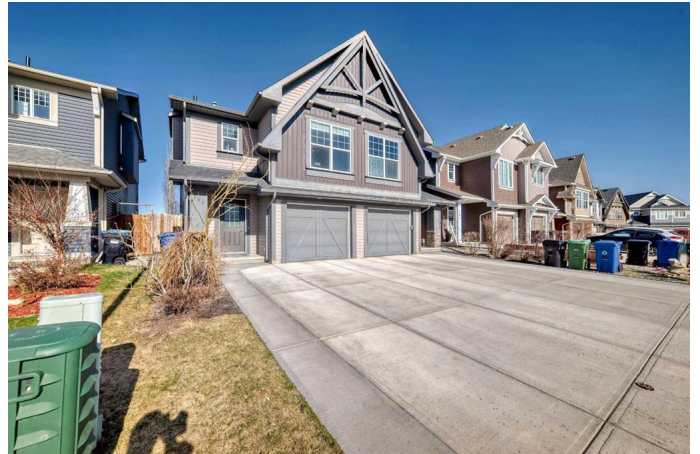
**\$649,900**

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 | 3                |
| Zoning         | R-2M             |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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