

\$649,888 - 93 Auburn Meadows View Se, Calgary

MLS® #A2265350

\$649,888

4 Bedroom, 4.00 Bathroom, 1,452 sqft

Residential on 0.09 Acres

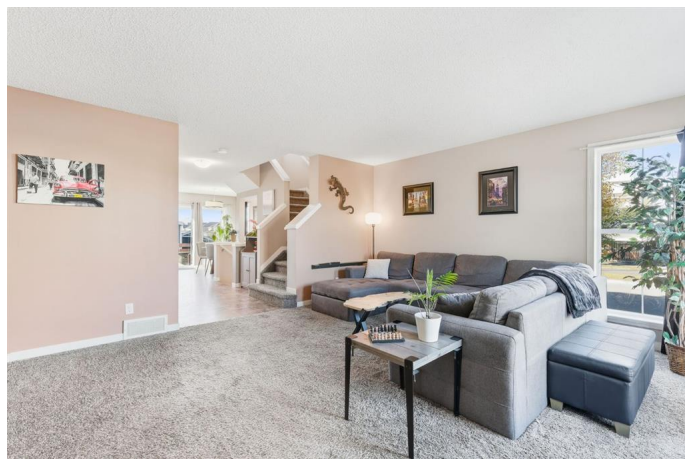
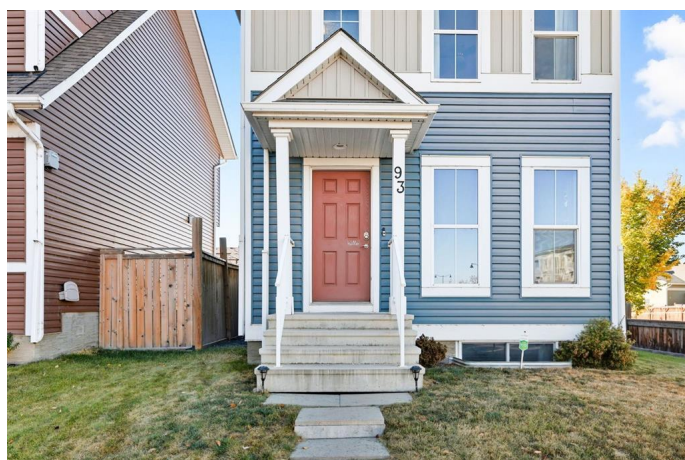
Auburn Bay, Calgary, Alberta

Step inside this beautifully laid out home and immediately feel the sense of space and flow. The main floor opens from the front porch into a bright and inviting great room, perfect for relaxing with family or hosting gatherings with friends. Overlooking the great room, the kitchen and dining area feature a large island with an eating bar – ideal for casual meals, catching up with the kids, or entertaining guests. The kitchen also offers dual access to both the side and back yards for added function and convenience.

Upstairs, a grand staircase leads to the private upper level with three spacious bedrooms. The primary suite features an impressive walk-in closet and a full ensuite – the perfect retreat after a long day. Two additional bedrooms and another full bathroom keep the whole family close and comfortable.

Downstairs, the fully finished basement adds even more versatility with a large bedroom, a three-piece bathroom, and an open entertainment area – ideal for guests, teens, or extended family.

Outside, you™ll find a side entrance for privacy or future development potential, and an oversized double garage built for convenience. Upgrades include an 8-foot door, windows in the door, a Wi-Fi-enabled opener with remote capability, and a 240V plug ready for your electric vehicle.



Location is unbeatable – just minutes from everything you need. A 2-minute walk to grocery stores, a 1-minute walk to the school, a 2-minute drive to the lake and dog park, and steps from scenic ponds and wetlands.

You™ll also love the strong sense of community – neighbours recently came together to have the alley paved (scheduled for 2025), showing pride of ownership and commitment to maintaining a great neighbourhood.

Welcome home to Auburn Bay living – modern, warm, and ready for your next chapter.

Built in 2015

Essential Information

MLS® #	A2265350
Price	\$649,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,452
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	93 Auburn Meadows View Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 2C9

Amenities

Amenities	Beach Access, Park, Playground
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Off Street, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Pantry, Storage, Jetted Tub
Appliances	Dishwasher, Electric Range, ENERGY STAR Qualified Appliances, Freezer, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	550
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.