

# \$649,900 - 43 Auburn Meadows Gardens Se, Calgary

MLS® #A2205114

**\$649,900**

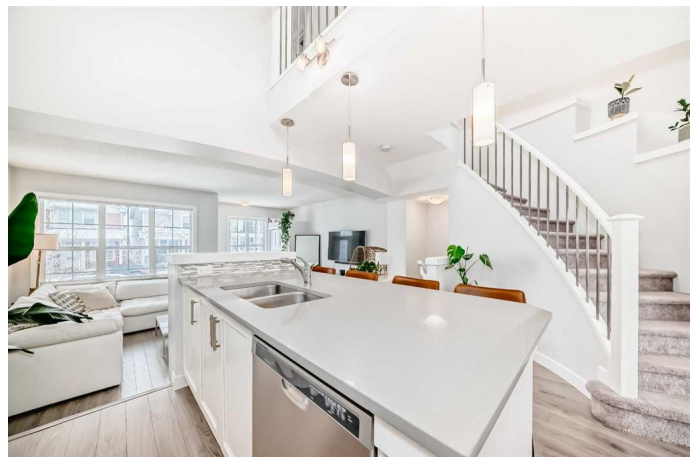
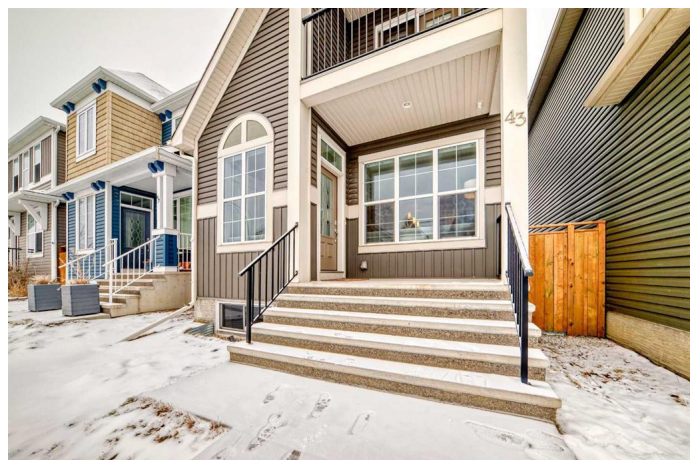
3 Bedroom, 3.00 Bathroom, 1,504 sqft  
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

This stunning property seamlessly combines modern amenities with serene surroundings in one of the most sought-after LAKE COMMUNITIES. Perfect for families and professionals alike, this home offers a blend of comfort, convenience, and style with DOUBLE DETACHED GARAGE, 3 BEDROOMS + 2.5 BATHROOMS, Located in a desirable neighborhood of Auburn Bay, close to an elementary school, lake, South Calgary Health Campus & YWCA. This home offers a floor plan that is great for hosting gatherings with 9FT ceilings in the GREAT room that opens into the RAISED kitchen w/quartz counters, breakfast bar & ceiling height cabinets & dining area with an ELEGANT curved staircase and a rear mud room leading to your BEAUTIFUL deck showered with morning sun and fenced yard. Your SKYLIGHT at the top of your staircase brightens up both main & upper level. The kitchen with modern cabinets, Quartz countertops, and stainless-steel appliances, making it turnkey move in ready. The home has a large fully fenced backyard & 9.8x19.1 Deck that provides plenty of space for everyone to enjoy the outdoors. The neighborhood offers plenty of parks for the kids, a playground, and lake. It is also close to major highways, making it easy to get around town.

Built in 2016

## Essential Information



MLS® #	A2205114
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,504
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	43 Auburn Meadows Gardens Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H8

### Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Paved
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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