

\$619,900 - 269 Auburn Meadows Boulevard Se, Calgary

MLS® #A2085228

\$619,900

3 Bedroom, 3.00 Bathroom, 1,663 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Situated in the vibrant and sought-after community of Auburn Bay, this exceptional lakeside property offers a unique blend of comfort and tranquillity. The fully detached Jayman Built home sits on a conventional lot (not a zero-lot) features 3 bedrooms, 2.5 bathrooms, 2 living areas and nearly 1,700 square feet of living space over two levels. The open concept main floor has a timeless kitchen in the centre of the home and it's the perfect space for entertaining. The kitchen is complete with white cabinets, newer stainless-steel appliances including an electric stove, chimney hood fan and dishwasher. Completing the kitchen is a corner pantry and quartz countertops including a large island with additional seating. The kitchen seamlessly connects to both the living and dining areas, creating a perfect space for hosting family events. Resilient laminate flooring flows throughout the entire home, making it perfect for those with children and pets (no carpet!). The upper level features a central bonus room, three bedrooms and two bathrooms. The primary bedroom is at the rear of the home and is complete with a walk-in closet and full 4 piece en suite including dual sinks and a walk-in shower. Two more large bedrooms and a full bathroom are at the opposite end of the home, separated by the central bonus room. Completing the upper level is a laundry area providing added convenience for daily living. The lower level is unfinished and ready for future development with space for a rec. room,



a 4th bedroom and rough-in for a 4-piece bathroom. Sitting on a conventional 35ft wide lot, the west-facing backyard offers more privacy and has plenty of green space for the family to enjoy and features a large rear deck with ample space for seating and barbecuing. If the summer heat is too much, you can cool off inside with the new top of the line central air conditioning. This home is equipped with an oversized attached garage and driveway, providing secure parking and additional storage space for your belongings while keeping your vehicle clean and warm year-round. Auburn Bay residences have access to a private 43 acre lake, which offers year-round, recreational facilities including picnic areas, beach volleyball & tennis courts and a full splash park. This family-oriented street is perfect for those looking for a beautiful Auburn Bay home, centrally located within the community within walking distance to schools, countless nearby amenities, public transportation, and the South Health Campus.

****Virtual Tour available upon request****

Built in 2014

Essential Information

MLS® #	A2085228
Price	\$619,900
Sold Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,663
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Sold

Community Information

Address 269 Auburn Meadows Boulevard
Subdivision Auburn Bay
City Calgary
County Calgary
Province Alberta
Postal Code T3M 2E5

Amenities

Amenities None
Parking Spaces 2
Parking Driveway, Single Garage Attached

Interior

Interior Features Kitchen Island, No Animal Home, Stone Counters, Storage, Vinyl Flooring
Appliances Dishwasher, Dryer, Electric Range, Microwave
Window Coverings
Heating Forced Air
Cooling Central Air
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features Garden, Private Yard
Lot Description Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 5th, 2023
Date Sold November 16th, 2023
Days on Market 42
Zoning R-1N
HOA Fees 493.85
HOA Fees Freq. ANN



Listing Details

Listing Office CHARLES

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