

\$634,900 - 36 Auburn Meadows Green Se, Calgary

MLS® #A2090288

\$634,900

3 Bedroom, 3.00 Bathroom, 1,510 sqft

Residential on 0.08 Acres

Auburn Bay, Calgary, Alberta

Situated on a quiet cul-de-sac in the highly desired lake community of Auburn Bay, this immaculate three-bedroom home radiates modern elegance and possesses extensive upgrades. The front of the house has tremendous curb appeal and is next to a fabulous, early family playground. The spacious interior features a flowing, open-concept main level with a large living room complete with a custom electric fireplace, a gourmet kitchen boasting stunning quartz countertops and stainless-steel appliances, and an intimate dining area – perfect for entertaining. Upstairs, the primary bedroom and 3-piece ensuite inspire relaxation. Down the hall, the two sizeable bedrooms and full bathroom are perfect for children or guests to enjoy. In addition to the beautiful layout and structural features, this home includes numerous upgrades. From the custom tile backsplash in the kitchen, the enhanced A/V wiring throughout, updated USB power plugs in the kitchen and primary bedroom, central air to keep cool in the hot summers, and the gorgeous Gemstone Soffit lighting wrapping the exterior of the house and garage, each improvement speaks to a house that is loved and cared for. But that's not all! The south-facing backyard welcomes mountain views on the large composite deck. The oversized 26' x 22' infrared heated garage with 220v power is perfect for car enthusiasts and hobbyists. There is also a 30-amp plug close to the RV parking pad



allowing you to plug your trailer in. The basement has been upgraded with additional lighting and is partially finished awaiting your creativity. Close to schools, shopping, its own lake, and with easy access to Deerfoot & Stoney Trails, this location is fantastic! Come see for yourself why you want this house to be yours.

Built in 2015

Essential Information

MLS® #	A2090288
Price	\$634,900
Sold Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,510
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	36 Auburn Meadows Green Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H9

Amenities

Amenities	None
Parking Spaces	3
Parking	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated,

Oversized, RV Access/Parking

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Lawn, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	November 9th, 2023
Days on Market	13
Zoning	R-1N
HOA Fees	470.33
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL BROKER
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