

\$499,900 - 216 Auburn Meadows Boulevard Se, Calgary

MLS® #A2111309

\$499,900

3 Bedroom, 3.00 Bathroom, 1,405 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Located in one of Calgary's Premier Lake communities: EXCELLENT LAYOUT ~ CHEF'S KITCHEN ~ BIG BACKYARD ~ OVERSIZED DOUBLE DETACHED GARAGE ~ LAKE LIVING. Welcome to 216 Auburn Meadows Boulevard, a stunning semi detached family sized duplex with 3 bedrooms upstairs, 3 bathrooms including a 4 PIECE ENSUITE and a full basement at a very AFFORDABLE PRICE. Drive up and you'll find a set of duplexes with character creating a very nice community of neighbours for everyone to enjoy. Step inside your new home and discover a large living room with more than enough space for you, your family, and your guests to hang out in, relax and socialize including big windows to allow a lot of natural light in if you choose. Travel through and see a full size kitchen with tonnes of countertop space, cabinets for your goods, and island to prep dinners + hang out and engage, a pantry to store your long term needs and a SECOND COFFEE BAR overlooking your backyard + a full size dining area to sit down and enjoy your family/friends dinners and lunches. From there you can step outside onto your deck and get the bar b que going in the summer while games are played in the backyard...or if its time to work your lawnmower and other tools will be easy to find in your big easy to access double detached garage. Upstairs, you'll find 3 bedrooms including a good sized primary suite complete with a walk-in closet, two large windows, and a 4 piece ensuite bathroom.



Situated in a highly sought-after area, this home is perfect for growing families. Surrounded by multiple schools and playgrounds, and within walking distance of shopping centers, convenience is at your fingertips. Did we mention lake access? Yes, layout access. Don't miss the opportunity to make this home yours and experience the perfect blend of style, comfort, and convenience in one of the most desirable neighborhoods in Calgary. Call your agent and book your showing before this one is gone!

Built in 2015

Essential Information

MLS® #	A2111309
Price	\$499,900
Sold Price	\$557,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	216 Auburn Meadows Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E4

Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Detached, Off Street, Oversized

Interior

Interior Features	Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 11th, 2024
Days on Market	4
Zoning	R-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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