

# **\$579,000 - 156 Auburn Meadows Place Se, Calgary**

MLS® #A2115072

**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,692 sqft

Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

Nestled in the sought-after AUBURN BAY LAKE community, this residence boasts a charming ambiance perfect for calling home. The location is idyllic and situated mere steps from a DOG PARK, scenic walking paths, and a tranquil nature pond. Upon entry, a spacious foyer adorned with ceramic tile welcomes you, leading to the main floor adorned with durable and stylish laminate flooring. A large closet and powder room are conveniently tucked away. The heart of the home lies in the open kitchen/dining/family room area, basking in natural light and featuring a stunning granite flush-top kitchen island, full tile backsplash, corner pantry, and stainless steel appliances. The house is equipped with recently installed CENTRAL AIR CONDITIONER! Ready for the hot summer. Patio doors beckon to the fully fenced backyard, boasting a two-tiered deck with a GAS BBQ HOOKUP, ample DECK space, and a lush lawn area for outdoor enjoyment.

Ascending a few steps, the large primary suite awaits, boasting vaulted ceilings, bright windows, a walk-in closet, and a luxurious 4-piece ensuite bathroom. The upper level offers a spacious BONUS ROOM and a charming 'kids annex', perfect for a cozy play area or discreet storage. Two additional bedrooms, a main 4-piece bathroom, and an upper-level laundry room complete this level.

The expansive basement presents an open



footprint, ready to be customized with PLUMBING ROUGH IN for an additional bedroom or versatile recreational space such as a gym or media room. This home showcases a fantastic layout with numerous upgrades and tasteful designer tones throughout. Ideally situated near transit, commuting routes, shopping, and amenities, this immaculate property.

Built in 2015

**Essential Information**

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2115072                    |
| Price          | \$579,000                   |
| Sold Price     | \$608,000                   |
| Bedrooms       | 3                           |
| Bathrooms      | 3.00                        |
| Full Baths     | 2                           |
| Half Baths     | 1                           |
| Square Footage | 1,692                       |
| Acres          | 0.07                        |
| Year Built     | 2015                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | 3 Level Split, Side by Side |
| Status         | Sold                        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 156 Auburn Meadows Place Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2H5                     |

**Amenities**

|                |              |
|----------------|--------------|
| Amenities      | Beach Access |
| Parking Spaces | 3            |

Parking                      Single Garage Attached

**Interior**

Interior Features        Kitchen Island, No Smoking P

Appliances                Central Air Conditioner,  
Microwave Hood Fan, Refrige

Heating                    Forced Air, Natural Gas

Cooling                    None

Has Basement            Yes

Basement                Full, Unfinished

**Exterior**

Exterior Features        None

Lot Description          Back Yard

Roof                        Asphalt Shingle

Construction            Stone, Vinyl Siding, Wood Fr

Foundation              Poured Concrete

**Additional Information**

Date Listed                March 14th, 2024

Date Sold                  March 20th, 2024

Days on Market          6

Zoning                    R-2M

HOA Fees                  493.85

HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Confident Realty Inc

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