

\$565,000 - 160 Auburn Meadows Boulevard Se, Calgary

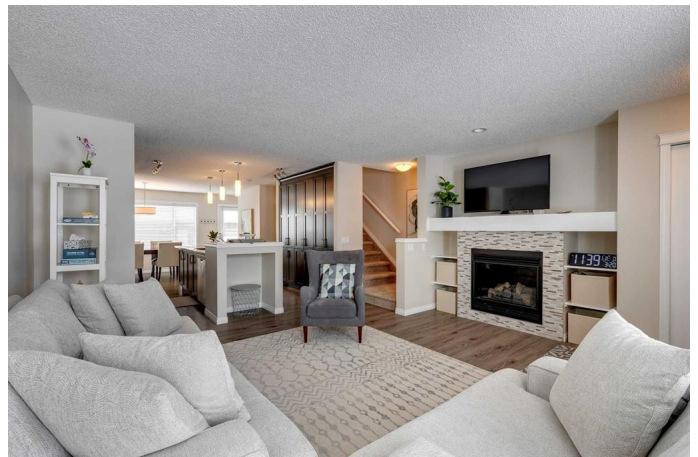
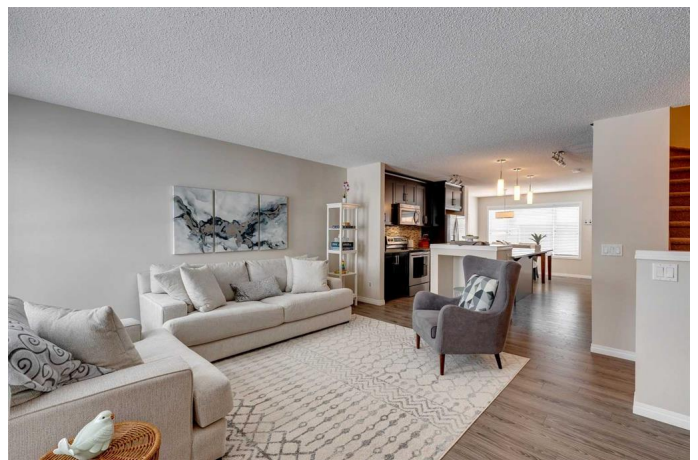
MLS® #A2115836

\$565,000

3 Bedroom, 3.00 Bathroom, 1,436 sqft
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Enjoy life at the lake this summer in the desirable community of Auburn Bay. This semi-detached home is truly a gem, offering a blend of functionality, style, and comfort. The open concept main floor boasts upgraded laminate flooring for a sleek and modern look. A generously sized kitchen, complete with quartz countertops, a large center island, stainless steel appliances, and ceiling-height cabinetry, provides both beauty and functionality. Adjacent to the kitchen is a generously sized dining area, perfect for hosting family meals or dinner parties with friends. The open flow to the living room creates a seamless transition between spaces, making it easy to relax by the cozy fireplace or gather for entertaining. The upper floor has a spacious primary bedroom, large walk-in closet, with a 5-piece ensuite, featuring a separate soaker tub and shower. Two more bedrooms, a 4-piece bathroom, and a convenient upper floor laundry room complete the upstairs living areas. The unfinished basement offers a versatile space that can be customized to suit your needs. Step outside to your private backyard oasis that is nicely landscaped with an oversized (17X15ft) deck that provides ample space for outdoor living and entertaining, whether you're hosting a barbecue with friends or simply enjoying a quiet morning coffee. During the summer heat, enjoy your A/C and stay cool in the comfort of your own home! The double detached garage, equipped with a 240V outlet, ensures



convenience and comfort during the winter months. Your new home is in the perfect location close to four schools, a quick bike to the lake, tons of shopping and restaurants, YMCA, and easy access to major roadways.

Built in 2015

Essential Information

MLS® #	A2115836
Price	\$565,000
Sold Price	\$602,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,436
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	160 Auburn Meadows Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E4

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No
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	Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 26th, 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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