

\$529,900 - 81 Auburn Meadows Street Se, Calgary

MLS® #A2121435

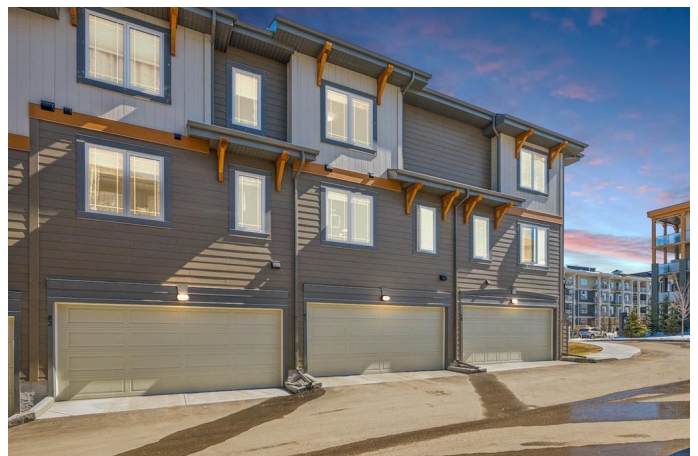
\$529,900

2 Bedroom, 3.00 Bathroom, 1,495 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Quintessential in design, this 3 storey town-home is one you can only dream of! This contemporary masterpiece has show-home worthy finishes, close to 1500 square feet of developed living space and is in the four-season lake community of Auburn Bay! This gem is built by the highly regarded Brookfield Residential group and has the award winning and versatile "Sienna"™ floor plan. Step inside and you will immediately be impressed by the finishes and details of this home. Every square inch has been thoughtfully designed and showcases high quality finishes, vinyl plank flooring and 8'™ ft ceilings! You will love the plethora of natural light from the walkout main level. Ascend the stairs and enjoy the open concept design which has seamless transitions from room to room, making entertaining effortless. Your kitchen, timeless in design, boasts extended soft-close cabinetry, subway tile backsplash, professional appliances, quartz countertops, silgranit details and is centered around an extravagant island with seating for four! A rare and custom feature of this home is the kitchen niche that has been converted into a "pinterest worthy"™ coffee station! This area is also perfect as a dry-bar or a second pantry. Your formal dining area bridges the kitchen and family room and is the ideal place for formal evenings. The family room is enhanced by a feature wall with an electric fireplace creating a cozy atmosphere! From here, you can access your east facing balcony



â€“ an outdoor oasis with a natural gas line so you can enjoy barbecues with your loved ones. Being the second storey, natural light floods this entire level! Finishing this floor is the powder room, ideally tucked away from the main living areas. When your day comes to an end, ascend upstairs to your primary retreat. This configuration offers dual primary bedrooms upstairs! Both bedrooms are generous in size, have walk-in closets and en-suites with quartz details and stunning finishes. This setup offers functionality and comfort between family members or guests. Upstairs is completed by an immense laundry room, with space for extra storage! Moving back downstairs, the ground floor has a unique perk as it hosts a third level of living space. This area has a flex room that can be a family room, office, gym or third bedroom! From here you can access your double-attached garage with ample space for two vehicles plus storage! This townhome is situated on top of the garage â€“ allowing your vehicles to be warm in the winter months. This property shows brand new, is partially still under new home warranty and possession ready! Auburn bay is an award-winning lake community with a beach, four-season activities, sports courts, rinks, playgrounds, schools and is close to the amenities of 130th and the South-Health Campus Hospital. Commute anywhere with Stoney and Deerfoot nearby and the Greenline is coming soon! Perfect for those looking to right-size, this townhome has exceptional value and leaves nothing to be desired!

Built in 2021

Essential Information

MLS® #	A2121435
Price	\$529,900
Sold Price	\$525,000

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,495
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	81 Auburn Meadows Street Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3m2s1

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Back Lane, Backs on to Park/Green Space, Lake, Many Trees
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	April 26th, 2024
Days on Market	16
Zoning	M-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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