

\$549,900 - 64 Auburn Meadows Boulevard Se, Calgary

MLS® #A2124966

\$549,900

4 Bedroom, 4.00 Bathroom, 1,269 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to this tastefully laid out home, boasting four bedrooms and three and a half bathrooms, nestled in the vibrant community of Auburn Bay. This beautiful property offers a perfect combination of comfort, convenience and contemporary living. The main level welcomes you with rich, dark stained hardwood flooring, complemented by sleek kitchen cabinets and stainless steel appliances. Gorgeous quartz countertops adorn the kitchen, complete with a convenient island for culinary endeavors. Adjacent to the kitchen, the dining area provides ample space for both casual family gatherings and elegant formal dinners, making it the perfect setting for creating cherished memories with loved ones. Entertainment awaits in the spacious living room, where a cozy fireplace sets the ambiance for gatherings with loved ones. The master suite is your perfect place for relaxation, featuring a full ensuite bathroom and a bright walk-in closet, ensuring both ease and functionality. Two additional bedrooms share a full bathroom, providing comfortable accommodation for family or guests. The upper floor laundry makes household chores effortless. The fully finished basement adds valuable living space to the home, featuring a fourth bedroom, a full bathroom, and a spacious rec room. Step outside onto the spacious deck, overlooking the backyard with charming flower beds, a shed for additional storage, and a gate for added privacy. Ample parking space is provided, suitable for both



cars and RVs. Located across from the Catholic school and in close proximity to Auburn Bay Elementary and Lakeshore Junior High schools, education is at your doorstep. Enjoy the ease of walking to the beautiful playground, Auburn Bay station with nearby shopping amenities, while also being within a short distance to one of the largest YMCA facilities and Seton library. Adding to the lifestyle, residents have access to Auburn Bay Lake and the array of recreational activities available in this prestigious lake community. Don't miss the opportunity to make this your forever home.

Built in 2014

Essential Information

MLS® #	A2124966
Price	\$549,900
Sold Price	\$585,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,269
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	64 Auburn Meadows Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2C9

Amenities

Amenities	Beach Access, Park, Playground, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 1st, 2024
Days on Market	5
Zoning	R-2
HOA Fees	494.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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