

\$589,000 - 265 Auburn Meadows Place Se, Calgary

MLS® #A2126062

\$589,000

3 Bedroom, 3.00 Bathroom, 1,480 sqft

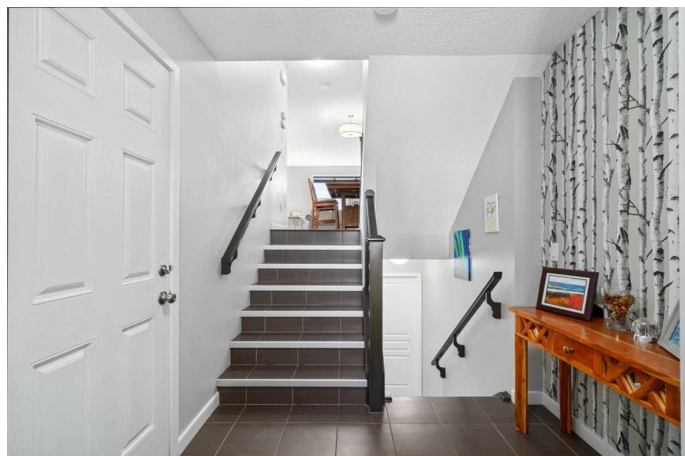
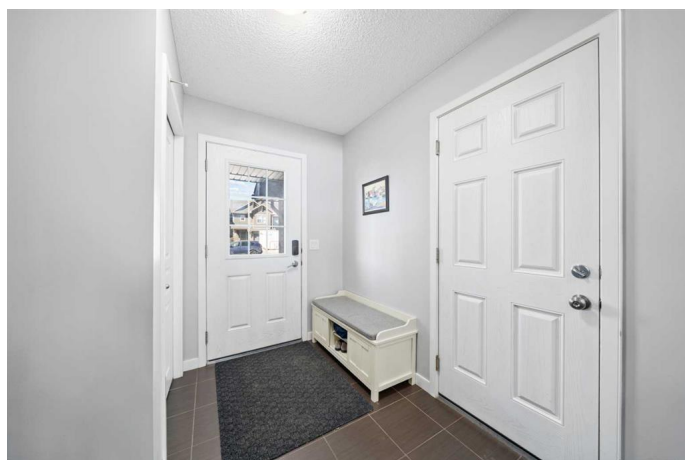
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

****OPEN HOUSE Sunday, April 28th from 1-4pm**** Don't miss out on your opportunity to own a home in one of Calgary's premier lake communities! This meticulously maintained duplex with a front attached garage is eagerly awaiting its new family. Nestled on a peaceful cul-de-sac, just a short stroll from the Auburn Bay Dog Park, this property is one you won't want to pass up.

Upon entering the welcoming front foyer, you'll find ample space for your outdoor gear and convenient access to the garage. Ascend the stairs to discover an open floor plan flooded with natural light, boasting a spacious living room adorned with an **ELECTRIC FIREPLACE** with easy access to the sunny back deck and a modern kitchen featuring **STONE COUNTERTOPS, STAINLESS STEEL APPLIANCES**, and a **NEW DISHWASHER (2022)**.

Continuing upstairs, the master retreat has the space to accommodate a king-sized bed and occupies its own private level, complete with an ensuite bathroom. This level also houses another full bathroom. Continue up the stairs to find a versatile **BONUS ROOM**, perfect for use as an additional play area for the kids, situated just outside the secondary bedrooms. A conveniently located laundry room with a **NEW WASHER AND DRYER (2022)** completes this level.



The basement presents an excellent opportunity for future development and includes a NEW HOT WATER TANK (2023). Outside, the backyard overlooks the dog park, which means NO BACK NEIGHBOURS and the perfect setting for enjoying a morning coffee or evening nightcap. Call your favourite realtor for a private viewing today!

Built in 2014

Essential Information

MLS® #	A2126062
Price	\$589,000
Sold Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,480
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	265 Auburn Meadows Place Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H6

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached

Interior

Interior Features	Bathroom Rough-in, Kitchen Island, Stone Counters
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 2nd, 2024
Days on Market	7
Zoning	R-2M
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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