

\$709,900 - 140 Auburn Meadows Crescent Se, Calgary

MLS® #A2128476

\$709,900

2 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to this charming Cedarglen built BUNGALOW in the heart of the lake community of Auburn Bay. This home boasts over 2000 sq ft of beautifully developed living space, with an open floor plan and thoughtful upgrades throughout.

You™re welcomed by 9ft ceilings and timeless hardwood floors that lead you through the main living area. The HEART of this home is undoubtedly the BEAUTIFUL KITCHEN, featuring CEILING HEIGHT CABINETS, with crown moldings, UPGRADED APPLIANCES including a Kitchen Aid wall oven, cooktop, fridge and dishwasher, lavish QUARTZ countertops, and plenty of storage with pot drawers and pantry that cater to your culinary adventures. Enjoy cooking meals while entertaining guests in the eat in kitchen or adjacent LIVING ROOM that features a VAULTED ceiling and center FIREPLACE for added grandeur.

Retreat to your primary bedroom complete with a walk-in closet and LAVISH 3 pc ENSUITE. The custom cabinets provide ample storage space while the WALK -IN SHOWER with MULTI SHOWER HEADS will make you feel like you're at a SPA. Say goodbye to cold floors as this ensuite also boasts IN-FLOOR HEATING for added comfort. Other upgraded fixtures include a Toto toilet and QUARTZ countertop.

Work from home? No problem, this home has a generous sized MAIN FLOOR OFFICE! Enjoy the additional convenience of MAIN



FLOOR LAUNDRY and 2 pc bathroom with upgraded fixtures.

Need more space? The basement offers even more possibilities! With a 2nd BEDROOM already present and an additional HOBBY ROOM that can be re-developed into a THIRD BEDROOM if needed. A full 4 pc bathroom with tub surround & upgraded fixtures. There is also plenty of room for family gatherings or movie nights in the LARGE FAMILY ROOM and flex space.

Enjoy LOW MAINTENANCE YARD work thanks to the stone landscape and mature trees. The CUSTOM DECK features louver panels - perfect for privacy or letting sunlight in- making it ideal for relaxing or hosting backyard BBQs. There is access to walking paths leading directly from your backyard to pathway, greenspace and Lakeshore middle school.

This home also comes equipped with fantastic extras such as CENTRAL A/C, WATER SOFTENER system, upgraded lighting and fixtures throughout the house along with window coverings. Not to mention a DOUBLE ATTACHED GARAGE.

As part of the Auburn Bay community association fee which includes lake access privileges; you can enjoy all the amenities this desirable neighborhood has to offer, including Lakeshore School and Prince of Peace within walking distance, grocery shopping, trendy restaurants, quaint coffee shops, local ice cream stores, and even a pet store! Don't miss out on the opportunity to make this beautiful home your own. Book your showing today!

Built in 2016

Essential Information

MLS® #	A2128476
Price	\$709,900
Sold Price	\$730,000

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	140 Auburn Meadows Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 4th, 2024
Date Sold	May 7th, 2024
Days on Market	3
Zoning	R-1N
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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