

\$525,000 - 252 Auburn Meadows Manor Se, Calgary

MLS® #A2137029

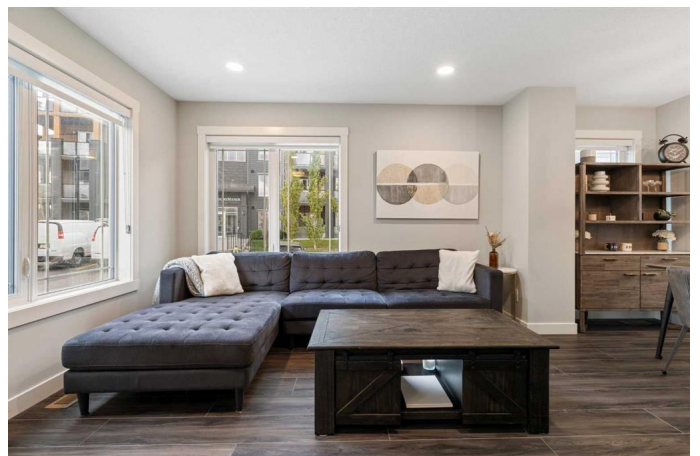
\$525,000

2 Bedroom, 3.00 Bathroom, 1,206 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE 2PM-4PM SATURDAY JUNE 8 & 9TH!!! METICULOUS END UNIT TOWNHOME IN AUBURN BAY!! This 3 storey home is one you can only dream of! With its show-home quality finishes in the four-season lake community of Auburn Bay, this move in ready home could be yours! This gem is built by the highly regarded Brookfield Residential and has the award winning and versatile "Carmine"™ floor plan with a spacious patio to enjoy summer days. Step inside and you will immediately be impressed by the finishes and upgrades of this home. Every square inch has been thoughtfully designed and showcases high quality, luxury vinyl plank flooring and Hunter Douglas window coverings. You will love the abundance of natural light from the additional end unit windows. Your kitchen, timeless in design, boasts extended soft-close cabinetry, stainless steel appliances, quartz countertops, centred around an extravagant island with seating for four! Your formal dining area bridges the kitchen and family room and is the ideal place for entertaining. Upon ascending upstairs you'll be greeted by dual primary bedrooms! 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 with the laundry room, with space for extra storage! The basement is a great spot for a man cave, gym or storage space.



From here you can access your double-attached garage with ample space for two vehicles. This townhome is situated on top of the garage â€” allowing your vehicles to be warm in the winter months. This property shows amazing, and is turnkey. 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! This townhome has exceptional value, book your showing today!

Built in 2019

Essential Information

MLS® #	A2137029
Price	\$525,000
Sold Price	\$509,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	252 Auburn Meadows Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3m 2s1

Amenities

Amenities	Game Court Interior, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Oven, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance
Lot Description	Front Yard, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 22nd, 2024
Days on Market	16
Zoning	M-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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