

\$489,900 - 246 Auburn Meadows Manor Se, Calgary

MLS® #A2137035

\$489,900

2 Bedroom, 3.00 Bathroom, 1,207 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Dreaming of the perfect home? Look no further! This stunning two-storey townhome, nestled in the four-season lake community of Auburn Bay, offers over 1,200 square feet of meticulously designed living space. Built by Brookfield Residential group, this contemporary masterpiece features an award-winning and versatile floor plan.

Step inside and be captivated by the high-quality finishes of this courtyard facing townhome. The main floor bathes in natural light, creating a warm and inviting atmosphere. The open-concept design that seamlessly connects each room, making entertaining a breeze. The timeless kitchen is a chef's delight, featuring extended soft-close classic white cabinetry, a subway tile backsplash, stainless steel appliances, quartz countertops, and the centerpiece island is extravagant with seating for four. A unique feature of this home is the custom kitchen niche, perfect as a home office, breakfast nook, or add more storage as a second pantry. The formal dining area, bridging the kitchen and family room, is ideal for elegant gatherings.

The family room boasts an oversized window that overlooks the center courtyard and bowling green giving even more natural light to the space. And you can enjoy that view from the inside or outside on your very own front patio completely fenced in, a true outdoor



oasis equipped with a natural gas line for barbecues. Retreat to the upper level where dual primary bedrooms await. Both spacious bedrooms feature walk-in closets and en-suites with modernÂ exquisite finishes. The upstairs is completed by an expansive laundry room with additional storage space.

The lower level offers added storageÂ space for all your belongings. From here, access your double-attached garage, providing ample space for two vehicles, ensuring your vehicles stay warm and secure all year long. Auburn Bay is an award-winning lake community offering a beach, year-round activities, sports courts, rinks, playgrounds, schools, and proximity to the amenities of 130th Avenue and South Health Campus Hospital. Conveniently located near Stoney and Deerfoot Trails, with the upcoming Greenline, commuting is a breeze.

This home is perfect for those looking to right-size without compromising on quality.

Built in 2019

Essential Information

MLS® #	A2137035
Price	\$489,900
Sold Price	\$495,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,207
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status	Sold
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Community Information

Address	246 Auburn Meadows Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S1

Amenities

Amenities	Other, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Front Yard, Landscaped, Street Lighting, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 13th, 2024
Days on Market	13
Zoning	M-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office Real Broker

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