

# **\$610,000 - 288 Auburn Meadows Place Se, Calgary**

MLS® #A2138956

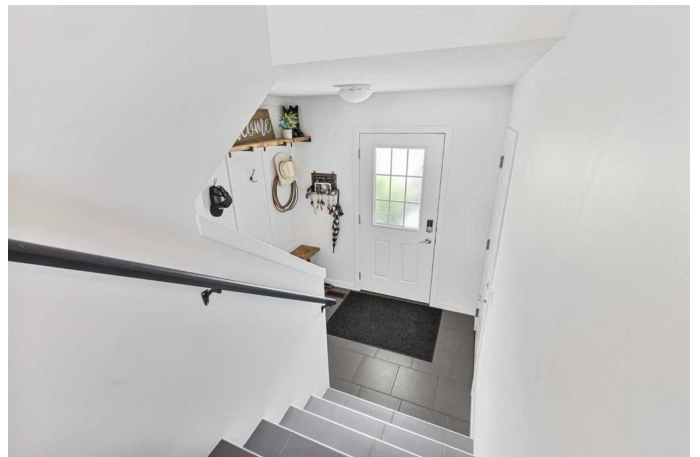
**\$610,000**

3 Bedroom, 3.00 Bathroom, 1,701 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Fantastic Half-Duplex, immaculate and like new with NO CONDO FEES!!!! Huge lot backing onto green space, dog park, shopping nearby and on a quiet keyhole location at the end of the cul-de-sac. Whole house has been recently painted white with some black feature walls throughout the home. Bright updated foyer with hooks and bench added, up the stairs to the open concept living room with sleek linear contemporary electric fireplace, built-in shelving added around the updated mantel, large picture window and sliding doors to maintenance free decking and patio. Fireplace built-in to the patio and an open free standing framed area with levelled sand fits your 12 foot round pool. Spacious kitchen, large island and eating bar, corner pantry, quartz counters, stainless steel upgraded appliances, lots of ceiling height cabinetry and hood/fan microwave. Upper-level open concept loft (with secret hide away for kids to play or extra storage) and recessed wall for TV and console display. Two kids bedrooms currently used as office/den. 4 pc main bathroom. Primary bedroom with high, character sloped vaulted ceilings and ceiling fan, large walk-in closet and 3 piece ensuite with shower having a barn style glass door. Lighting fixtures, door handles, hinges and stair rails throughout the home have been updated. Unspoiled basement ready for the next owner to design for their family needs. Quick access to Deerfoot, Stoney Trail, walking distance to shops and restaurants,



minutes to the Seton YMCA, library, schools and theatre. Fantastic opportunity to make this gem your next home!

Built in 2016

### **Essential Information**

MLS® #	A2138956
Price	\$610,000
Sold Price	\$621,010
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,701
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

### **Community Information**

Address	288 Auburn Meadows Place Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H6

### **Amenities**

Amenities	Beach Access, Clubhouse, Playground
Parking Spaces	4
Parking	Driveway, Single Garage Attached

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Sump Pump(s), Vaulted
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	Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Induction Cooktop, Microwave, Microwave Hood Fan, Washer
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Circulating, Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Lighting, Misting System, Other, Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard, Cul-De-Sac, Few Trees, Gentle Sloping, Lawn, No Neighbours Behind, Pie Shaped Lot, Private, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 10th, 2024
Date Sold	October 25th, 2024
Days on Market	15
Zoning	R-2M
HOA Fees	493.85
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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