

\$550,000 - 31 Auburn Meadows Heath Se, Calgary

MLS® #A2139921

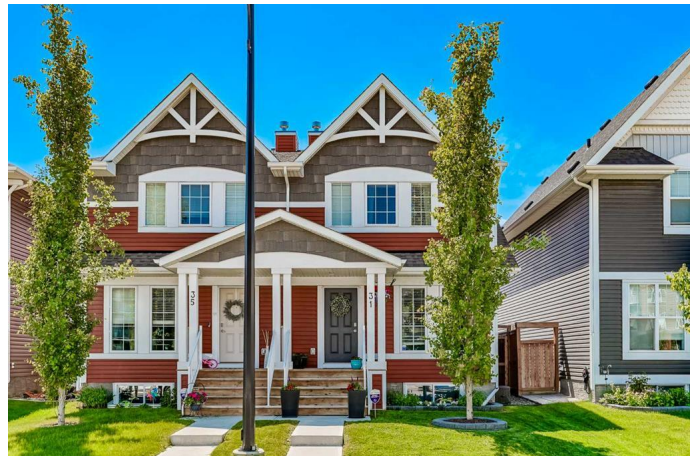
\$550,000

3 Bedroom, 3.00 Bathroom, 1,399 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

**** OPEN HOUSES 11 AM - 1 PM, SATURDAY 15TH & SUNDAY 16TH **** Why wait 1-2+ years for a new build in a remote area an hour away from downtown Calgary? with over 1800 sq. ft. of total developed space, this 2016 Semi-detached unit with NO CONDO FEES, a DEVELOPED BASEMENT with SIDE ENTRANCE, DOUBLE DETACHED GARAGE, and SOUTH/SW FACING BACKYARD has everything you are looking for and more! Absolutely perfect location in one of Calgary's favourite SE communities, Auburn Bay. With green spaces directly across, schools, shopping, and parks nearby; this fantastic 3 bedroom, 2.5 bathroom family home boasts tens of thousands of dollars in INTERIOR UPGRADES, some straight from the builder â€”too many to list, but to name a few: hardwood floor on the main, upgraded tile package across the entire home, upgraded lighting package on kitchen, bathrooms, primary room, etc; basement family room, upgraded and extended walk in closet on primary bedroom, extended two-tiered deck, gas line for exterior BBQ, fully permitted double car garage and fully permitted developed basement, and more (full list of upgrades PDF on Supplements)! On top of that, NEW HOT WATER TANK (Jan 2024), NEWER FRIDGE (2018), NEWER DISHWASHER & MICROWAVE (2021), FRESH MAIN FLOOR PAINT (April 2024), etc. This unit is turnkey and ideal for a couple or perhaps a young family â€”all that is missing is



for you to move in. Call your Realtor and book a showing today!

Built in 2016

Essential Information

MLS® #	A2139921
Price	\$550,000
Sold Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,399
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	31 Auburn Meadows Heath Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2C8

Amenities

Amenities	Clubhouse, Dog Park, Other, Park, Party Room
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 25th, 2024
Days on Market	11
Zoning	R-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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