

\$799,999 - 108 Auburn Meadows Crescent Se, Calgary

MLS® #A2149273

\$799,999

3 Bedroom, 3.00 Bathroom, 2,165 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

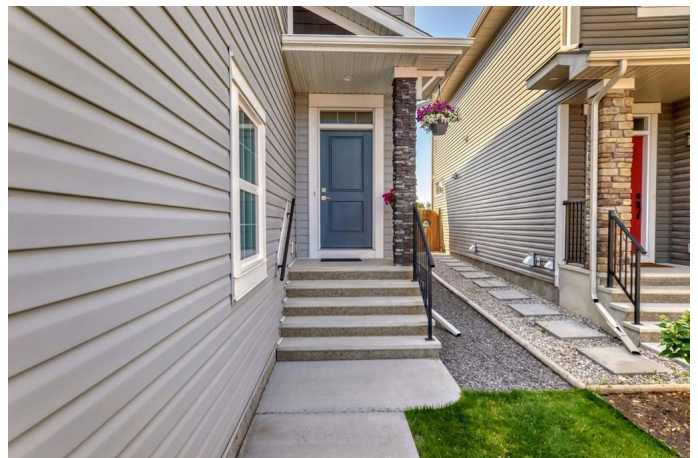
Welcome to the lake community and this stunning, efficiently designed open-concept house!

This custom floor plan is a perfect blend of functionality and elegance, filled with natural light and high-quality finishes.

The bright, welcoming foyer leads to the modern kitchen with built-in appliances and beautiful finishes including a marble chevron backsplash, vertical slab soft closing cabinets and horizontal walnut grain on the island, riser, and gables. Light-coloured wide planks flooring throughout the main level compliment the open-concept theme. Extend your kitchen to an extra-large deck, perfect for parties with enough room for patio furniture, a BBQ, and an umbrella. If you are missing a picnic feel, step down from the patio and enjoy the soft grass surrounded by beautiful trees and bushes.

On the second floor you will find large bonus room with a vaulted ceiling and oversized windows, two good-sized bedrooms and a west facing master bedroom with a spa-inspired huge ensuite that features generous floating vanity with double sinks, a standalone tub and a 10mm frameless glass shower. Enjoy green space, mountain views and downtown skyline through the extra-large master bedroom and ensuite windows.

The second bedroom matches the ensuite style, featuring floating vanities, walnut woodgrain, and hidden door handles on the cabinets.



Your working from home option is also here with a flexible workspace and ample room for a large office desk, filing cabinet and bookshelf.

Amenities are all around and within walking distance. Auburn Bay and Mahogany Plaza are 8- and 12-min walk respectively, offering groceries, restaurants, banks and much more.

Watch your child go to Jr. High through your bedroom window, with several other schools within a 15-min walk, and a short bike ride to Seton High School. Public transit to downtown and to train station is 5 to 10-min walk.

This clean, non-smoking and pet-free home will put your allergies and other health concerns to rest.

Build with pride and meticulously maintained by its original owners, unique and functional properties like this rarely come on the market. Here is your chance to settle in a quite crescent in desirable lake community.

Built in 2017

Essential Information

MLS® #	A2149273
Price	\$799,999
Sold Price	\$830,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,165
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	108 Auburn Meadows Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E2

Amenities

Amenities	Clubhouse, Playground, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Boat Slip
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2024
Date Sold	August 14th, 2024
Days on Market	31
Zoning	R-1N
HOA Fees	470.00
HOA Fees Freq.	ANN

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.