

# \$810,000 - 164 Auburn Meadows Crescent Se, Calgary

MLS® #A2169779

**\$810,000**

3 Bedroom, 3.00 Bathroom, 2,182 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

**\*\*Full Listing Video on YouTube\*\*** Welcome to nearly 2,200 SQUARE FEET of HIGHLY UPGRADED living in the LAKE COMMUNITY of Auburn Bay! Out front you'll notice the 2nd level balcony off the front of the home, and the green grass due to the UNDERGROUND SPRINKLERS! Moving inside you'll first notice the HARDWOOD FLOORS flowing through the main level. As you enter the main space you'll notice the wide open main concept. The kitchen features a 10 FOOT ISLAND with QUARTZ COUNTERTOPS, Floor-to-Ceiling Cabinets, Upgraded Appliances, Including a GAS STOVE & DRINK FRIDGE. The dining room large enough for your big family table, and the living room features a WALL MOUNTED GAS FIREPLACE! Through the rest of the main level you'll find the WALK-THROUGH PANTRY, mud room, and half bath. Moving upstairs you'll see the UPPER LAUNDRY ROOM and the large front bonus room, with patio doors out to the balcony. All 3 Bedrooms up here are great size, with the master featuring a HUGE WALK-IN CLOSET & a 5-PIECE EN-SUITE. Now moving outside to the DREAM BACKYARD! Coming through the OVERSIZED PATIO DOOR, you'll come to the COMPOSITE DECKING, which leads down to the TWO-TEIRED STONE PATIO including stone garden beds, with DRIP IRRIGATION, and SYNTHETIC TURF. The HOT TUB IS INCLUDED with the sale. And don't forget all the green space behind the home for running



and playing. The basement is partially finished, and ready for completion. Book your showing today!

Built in 2015

### Essential Information

MLS® #	A2169779
Price	\$810,000
Sold Price	\$826,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,182
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	164 Auburn Meadows Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front

### Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove,

	Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Level, Underground Sprinklers, Lake
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 1st, 2024
Date Sold	October 11th, 2024
Days on Market	10
Zoning	R-G
HOA Fees	470.33
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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