

\$810,000 - 48 Auburn Meadows Crescent Se, Calgary

MLS® #A2169806

\$810,000

3 Bedroom, 3.00 Bathroom, 2,265 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Discover this stunning 3-bedroom, 2.5-bathroom home nestled in the highly desirable community of Auburn Bay. With its immaculate maintenance and prime location within walking distance to TWO schools and FOUR playgrounds, this property is truly a gem you won't want to miss!

Walking in, you're greeted by an expansive foyer with beautiful tile floors, that immediately sets the tone for the inviting atmosphere throughout the home. The main living area features an open concept design, seamlessly blending the spacious living room and kitchen, adorned with beautiful hardwood floors that add warmth and elegance. This layout creates an ideal space for entertaining friends and family, ensuring every gathering feels special.

The kitchen is the heart of this home, with a large island highlighted by elegant quartz countertops. Equipped with high-end stainless steel built-in appliances, including a gas stove, this kitchen makes cooking your favorite meals a true delight. Just off the kitchen, a generously sized dining room opens up to a lovely back deck, providing the perfect setting for summer barbecues and outdoor gatherings.

Head upstairs to find a cozy family room that offers versatility for your lifestyle. Whether you envision it as a playroom for the kids or an additional living space for family movie nights,



this area is sure to meet your needs. An office space, complete with a built-in desk, and a conveniently located laundry room round out this space, making it easy to balance remote work or study while tackling household chores.

The primary bedroom is a true retreat, featuring large windows that flood the space with natural light. Pamper yourself in the luxurious 5-piece ensuite bathroom, complete with a double quartz vanity, a separate tub and shower, and a generous walk-in closet, creating the perfect sanctuary for relaxation after a long day. This floor also includes 2 additional well sized bedrooms and a 4 piece bathroom, perfect for growing families.

The unfinished basement presents a blank canvas for your imagination—whether you envision additional living space, a home gym, or a game room, the possibilities are endless!

Located in the family friendly community of Auburn Bay, this home is just minutes away from Seton Urban District, which offers an array of shopping, dining, and grocery options. You will also enjoy close proximity to South Health Campus and several accredited schools. As a resident of Auburn Bay, you™ll have exclusive access to Auburn Bay Lake and Clubhouse, where you can indulge in year-round recreational activities, from swimming in the summer to ice skating in the winter.

Don™t miss your chance to make this beautiful home your own! Experience the perfect blend of comfort and convenience in Auburn Bay today!

Built in 2015

Essential Information

MLS® #	A2169806
Price	\$810,000
Sold Price	\$800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,265
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	48 Auburn Meadows Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E3

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Quartz Counters
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 11th, 2024
Days on Market	8
Zoning	R-G
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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