

\$499,900 - 180 Auburn Meadows Boulevard Se, Calgary

MLS® #A2174328

\$499,900

2 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Modern and sophisticated home that perfectly combines style with function including a convenient dual master floor plan! This prime location is mere minutes to the lake, an off-leash park, several parks and a multitude of amenities. Then come home to a quiet sanctuary. Designer lighting, a neutral paint pallet, durable laminate floors and an abundance of natural light adorn the open and airy floor plan. The relaxing living room seamlessly flows into the dining room providing amazing connectivity that encourages unobstructed conversations with family and guests. Show off your culinary prowess in the beautiful kitchen featuring quartz countertops, stainless steel appliances, a plethora of full-height cabinets and a centre island to casually gather. This convenient layout includes a mudroom with built-ins to tuck away shoes and jackets and a handy powder room off the rear entrance for a quick clean-up upon entry. Dual primary bedrooms grace the upper level both are generously sized with large walk-in closets and their own 4-piece ensuite, no need to share! The large basement awaits your design ideas with plenty of space for everything else on your wish list. Host casual barbeques or spend your weekends lounging on the expansive deck in your private backyard with loads of grassy play space for kids and pets. Off-street parking for 2 vehicles or room for a future garage further adds to your comfort. This family-friendly and charming lakeside community has it all



including year-round activities at the lake, an extensive pathway system, numerous parks and a ton of amenities comprising of everything from groceries to restaurants and more! Mere minutes away is tranquil Fish Creek Park, the Seton YMCA (the largest in the world!) and South Health Campus. Truly an exceptional home in an unbeatable location! Vacant and move-in ready!

Built in 2015

Essential Information

MLS® #	A2174328
Price	\$499,900
Sold Price	\$500,100
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,116
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	180 Auburn Meadows Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E5

Amenities

Amenities	Beach Access, Clubhouse, Dog Park, Picnic Area, Playground, Park, Racquet Courts, Recreation Facilities
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Parking Spaces	2
Parking	Parking Pad, Off Street

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Built-in Features, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2024
Date Sold	December 10th, 2024
Days on Market	23
Zoning	R-G
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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