

\$819,900 - 117 Auburn Meadows Crescent Se, Calgary

MLS® #A2175974

\$819,900

4 Bedroom, 4.00 Bathroom, 2,312 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Gorgeous 2 storey Cedarglen home in the heart of Auburn Bay with over 3280 sq ft of developed living space and solar panels! Situated just steps from two schools, green space, the lake and only minutes from the South Health Campus, Brookfield YMCA & Joane Cardinal-Schubert High School. This beautiful home has been meticulously cared for and features oak hardwood flooring throughout, open concept main floor with office nook, island kitchen with upgraded stainless appliances including gas stove, granite counter tops, and undercabinet lighting. The open concept living space is rounded out with the living room that includes a gas fireplace and wired in speakers for enjoying music while you entertain or cook. A walk-through pantry and tiled space from the garage to the front door makes coming in with groceries a breeze. The upper level has a large primary bedroom with walk-in closet and 5-piece en-suite, two additional bedrooms, both with walk-in closets, a full bath, and laundry. The fully finished basement, completed by the builder, features a large family room, rec room, additional bedroom and another full bath, with heated floor tile. The basement is fully wired for sound and offers two locations for TV connections, giving plenty of options for how to set up your family theatre area. This home comes with plenty of upgrades you won't find in others homes in the area: 200 Amp power, two EV ready charging plugs in the garage, solar panels to help with rising electricity costs, no



maintenance front and backyard including a sport court (complete with basketball hoop) in the backyard, central AC, hot water on demand, a 3-zone furnace and so much more! Incredible value in a gorgeous lake community with a location and upgrades that can't be beat! Truly a one of a kind home in a fantastic location that won't last long so call today for your private showing!

Built in 2017

Essential Information

MLS® #	A2175974
Price	\$819,900
Sold Price	\$819,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,312
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	117 Auburn Meadows Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E2

Amenities

Amenities	None
Parking Spaces	4

Parking Double Garage Attached, 220 Volt Wiring, In Garage Electric Vehicle Charging Station(s), Insulated

Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Wired for Sound, Wired for Data

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Basketball Court

Lot Description Back Yard, Front Yard, Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle, See Remarks

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 29th, 2024

Date Sold November 19th, 2024

Days on Market 21

Zoning R-G

HOA Fees 493.85

HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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