

# \$629,900 - 43 Auburn Meadows Gardens Se, Calgary

MLS® #A2205114

**\$629,900**

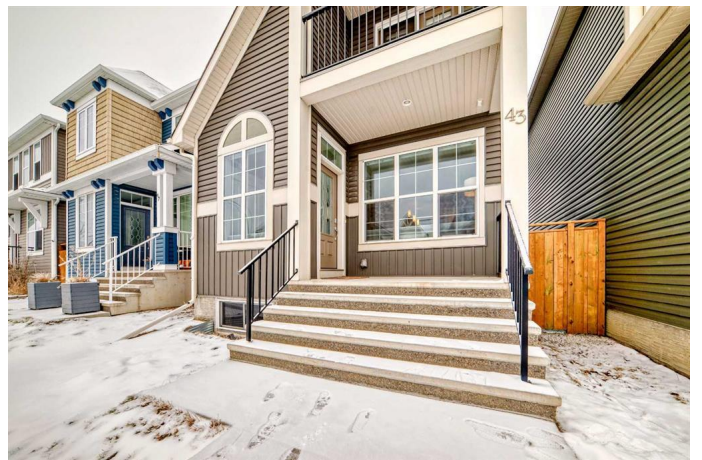
3 Bedroom, 3.00 Bathroom, 1,504 sqft  
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

This stunning property seamlessly combines modern amenities with serene surroundings in one of the most sought-after LAKE COMMUNITIES. Perfect for families and professionals alike, this home offers a blend of comfort, convenience, and style with DOUBLE DETACHED GARAGE, 3 BEDROOMS + 2.5 BATHROOMS, Located in a desirable neighborhood of Auburn Bay, close to an elementary school, lake, South Calgary Health Campus & YWCA. This home offers a floor plan that is great for hosting gatherings with 9FT ceilings in the GREAT room that opens into the RAISED kitchen w/quartz counters, breakfast bar & ceiling height cabinets & dining area with an ELEGANT curved staircase and a rear mud room leading to your BEAUTIFUL deck showered with morning sun and fenced yard. Your SKYLIGHT at the top of your staircase brightens up both main & upper level. The kitchen with modern cabinets, Quartz countertops, and stainless-steel appliances, making it turnkey move in ready. The home has a large fully fenced backyard & 9.8x19.1 Deck that provides plenty of space for everyone to enjoy the outdoors. The neighborhood offers plenty of parks for the kids, a playground, and lake. It is also close to major highways, making it easy to get around town.

Built in 2016

## Essential Information



MLS® #	A2205114
Price	\$629,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,504
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	43 Auburn Meadows Gardens Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H8

### Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Paved
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	19
Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.