

# \$960,000 - 212 Auburn Meadows Crescent Se, Calgary

MLS® #A2226586

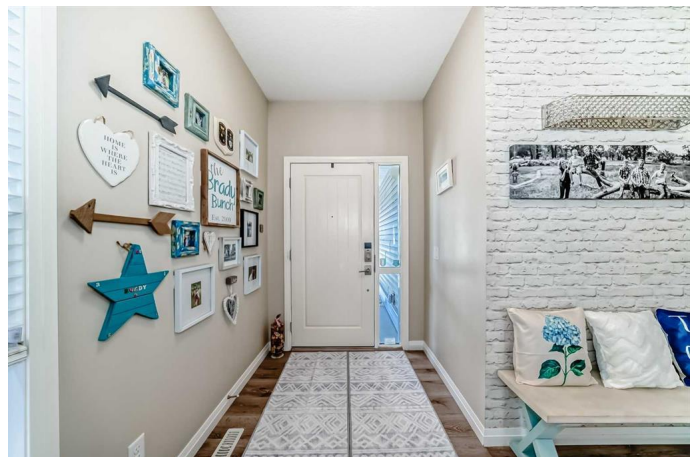
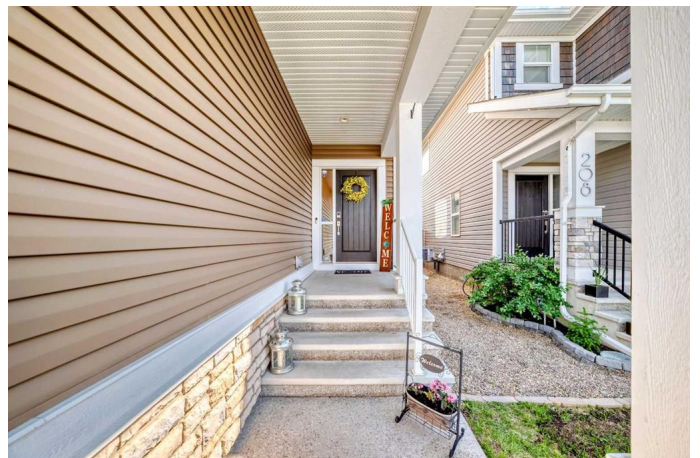
**\$960,000**

5 Bedroom, 4.00 Bathroom, 2,537 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

This home is AMAZING! You are going to LOVE it! As you enter you will love the spacious entryway and there is gleaming, low maintenance vinyl flooring running through most of the main floor and as you make your way into the kitchen...get ready to fall in love! There are TWO islands as well as another area that has storage, a bar fridge and more counter space! There is a gas cooktop, built in wall oven and microwave, SO MUCH counter space, tiled backsplash, quartz countertops, beautiful white cabinets, walk in pantry, built in speakers and stainless steel appliances! Adjacent to the kitchen is a massive dining area and a large living room with a fireplace and access to the SUNNY south facing yard that backs onto the school field and playground! The main floor is completed with a half bathroom and a mudroom with access to the garage. Upstairs is just as amazing as the main floor with upper laundry, a central bonus room that separates the primary from the other rooms upstairs, primary bedroom with so much room, an ensuite that you won't want to leave with multiple counter spaces, his and her walk in closets, dual sinks, make up counter, soaker tub and a separate shower. The kids rooms are also a great size and there is another full bathroom with dual sinks and quartz countertops for them as well! The FINISHED basement has TWO more bedrooms that both have walk in closets (5 bedrooms in total!), another full bathroom and a rec room for the teens and guests to enjoy! There is plenty of



storage downstairs as well! The other features you will LOVE here are the A/C, LOCATION that can't be beat, 9' ceilings, upgraded lights, 2 furnaces, sun drenched south facing deck and yard with views that never end, walking path behind the house and walking distance to multiple schools, parks and playgrounds all on a great quiet street with great neighbours in a lake community that has it ALL! The other perks are the proximity to the Hospital, the LAKE, VIP theatre, YMCA, so many shops, restaurants, pubs and SO MUCH MORE! Put this one on your list and come and check it out before it's gone! :)

Built in 2016

### **Essential Information**

MLS® #	A2226586
Price	\$960,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,537
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	212 Auburn Meadows Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E2

### **Amenities**

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaped, Lawn, No Neighbours Behind, Private, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	61
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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