

# \$479,500 - 45 Auburn Meadows Way Se, Calgary

MLS® #A2235599

**\$479,500**

2 Bedroom, 3.00 Bathroom, 1,260 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome home to this stunning townhouse located in the highly sought-after lake community of Auburn Bay, offering low condo fees and an unbeatable lifestyle! As you step inside, youâ€™re welcomed by soaring vaulted ceilings and custom California shutters that add elegance and privacy throughout the home. The entryway and bathroom feature beautiful slate flooring, adding a touch of natural style and durability. The modern kitchen is a chefâ€™s dream, complete with granite countertops, stainless steel appliances, a brand new dishwasher, and ample cabinetry for generous storage. A few steps up, youâ€™ll find a convenient half bath, leading to the upper level that boasts two spacious primary bedroom suites, each with large closets and their own 4-piece en-suite with sleek quartz vanity tops, plus a laundry closet with full-size washer and dryer for added convenience. The lower level includes a welcoming front entry with a coat closet and direct access to the double attached garage, offering room for a full-size vehicle and plenty of extra storage. This home also features two private outdoor living spaces, an upper deck. Perfect for summer entertaining, and a lower concrete patio is ideal for relaxing with a BBQ gas line. Conveniently located within walking distance to shopping, schools, parks, transit, and the lake, this thoughtfully upgraded home is ready for you to move in and enjoy. Welcome to your new home in Auburn Bay!



Built in 2015

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2235599      |
| Price          | \$479,500     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,260         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 45 Auburn Meadows Way Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2H8                  |

## Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                |
| Parking Spaces | 3                                                                                                   |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated, Asphalt, Garage Faces Rear, On Street, Paved |
| # of Garages   | 2                                                                                                   |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |

Basement                      Partial, Unfinished

**Exterior**

Exterior Features      Balcony

Lot Description        City Lot, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Reverse Pie Shaped Lot

Roof                      Asphalt Shingle

Construction          Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             June 29th, 2025

Days on Market        37

Zoning                  DC

HOA Fees               508

HOA Fees Freq.       ANN

**Listing Details**

Listing Office           RE/MAX Real Estate (Mountain View)

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