

# \$474,900 - 45 Auburn Meadows Way Se, Calgary

MLS® #A2260205

**\$474,900**

2 Bedroom, 3.00 Bathroom, 1,260 sqft  
Single Family 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!

(id:6289)



Built in 2015

### Essential Information

Listing #	A2260205
Price	\$474,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,260
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	45 Auburn Meadows Way Se
Subdivision	Auburn Bay
City	Calgary
Province	Alberta
Postal Code	T3M2H8

### Amenities

Amenities	Park, Playground, Schools, Shopping
Parking Spaces	3
Parking	Attached Garage, Street
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

### Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX Real Estate (Mountain View)



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