

\$649,888 - 93 Auburn Meadows View Se, Calgary

MLS® #A2265350

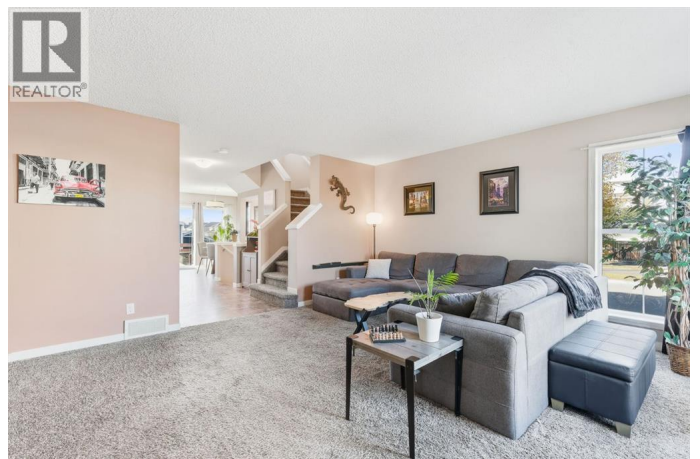
\$649,888

4 Bedroom, 4.00 Bathroom, 1,452 sqft

Single Family on 0.09 Acres

Auburn Bay, Calgary, Alberta

Step inside this beautifully laid out home and immediately feel the sense of space and flow. The main floor opens from the front porch into a bright and inviting great room, perfect for relaxing with family or hosting gatherings with friends. Overlooking the great room, the kitchen and dining area feature a large island with an eating bar – ideal for casual meals, catching up with the kids, or entertaining guests. The kitchen also offers dual access to both the side and back yards for added function and convenience. Upstairs, a grand staircase leads to the private upper level with three spacious bedrooms. The primary suite features an impressive walk-in closet and a full ensuite – the perfect retreat after a long day. Two additional bedrooms and another full bathroom keep the whole family close and comfortable. Downstairs, the fully finished basement adds even more versatility with a large bedroom, a three-piece bathroom, and an open entertainment area – ideal for guests, teens, or extended family. Outside, you’ll find a side entrance for privacy or future development potential, and an oversized double garage built for convenience. Upgrades include an 8-foot door, windows in the door, a Wi-Fi-enabled opener with remote capability, and a 240V plug ready for your electric vehicle. Location is unbeatable – just minutes from everything you need. A 2-minute walk to grocery stores, a 1-minute walk to the school, a 2-minute drive to the lake and dog park, and steps from scenic ponds and



wetlands.Youâ€™ll also love the strong sense of community â€“ neighbours recently came together to have the alley paved (scheduled for 2025), showing pride of ownership and commitment to maintaining a great neighbourhood.Welcome home to Auburn Bay living â€“ modern, warm, and ready for your next chapter. (id:6289)

Built in 2015

Essential Information

Listing #	A2265350
Price	\$649,888
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,452
Acres	0.09
Year Built	2015
Type	Single Family
Sub-Type	Freehold

Community Information

Address	93 Auburn Meadows View Se
Subdivision	Auburn Bay
City	Calgary
Province	Alberta
Postal Code	T3M2C9

Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby
Features	Back lane, Closet Organizers, Gas BBQ Hookup, Parking
Parking Spaces	2
Parking	Detached Garage, Other, Oversize
# of Garages	2

Interior

Appliances	Refrigerator, Water softener, Range - Electric, Dishwasher, Freezer, Garburator, Microwave Range Hood Combo, Window Coverings,
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	Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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