

# \$514,900 - 248 Auburn Meadows Manor Se, Calgary

MLS® #A2205600

**\$514,900**

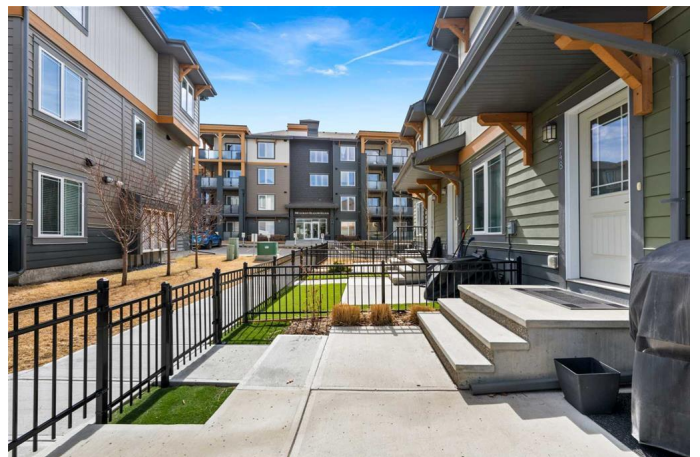
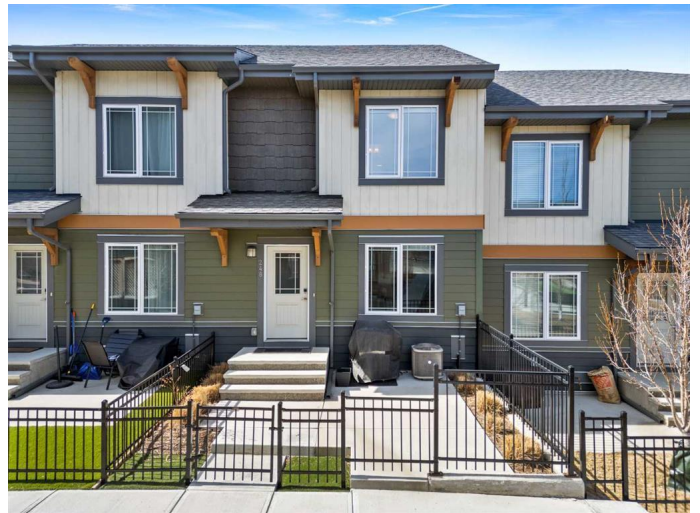
2 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.02 Acres

Auburn Bay, Calgary, Alberta

**OPEN HOUSE SATURDAY MAY 3, 2:00-4:00!**

Immaculate townhome in Auburn Bay!! This stunning home offers top-tier finishes in the highly sought-after lake community of Auburn Bay. Built by Brookfield Residential, this move-in ready townhome features highly functional "Carmine"™ floor plan, complete with a spacious patio—perfect for enjoying warm summer days. From the moment you walk in, you'll appreciate the meticulous attention to detail, stylish features, and quality craftsmanship. Bright and sleek, this home features luxury vinyl plank flooring and upgraded carpet with top notch underlay. The modern kitchen is both elegant and functional, boasting extended soft-close cabinetry, quartz countertops, high-end stainless steel appliances, and a generously sized island—perfect for hosting and gathering. The formal dining area seamlessly connects the kitchen and family room, creating a welcoming space for entertaining. Upstairs, you'll find two spacious primary suites, each featuring walk-in closets and beautifully appointed en-suites with quartz finishes, ensuring both comfort and convenience for family members or guests. A dedicated laundry room with extra storage completes the upper level. The versatile lower level offers the perfect space for a home gym, media room, or additional storage, with direct access to the double-attached garage, keeping your vehicles warm during winter months. Located in one of Calgary's most



desirable communities, Auburn Bay offers year-round lake access, a beach, sports courts, skating rinks, playgrounds, and top-rated schools. Just minutes from 130th Avenue shopping, South Health Campus, and major roadways like Stoney and Deerfoot, this home provides unbeatable convenience. With incredible value in an unbeatable location, this townhome is an opportunity you won't want to miss—schedule your viewing today!

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2205600      |
| Price          | \$514,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,213         |
| Acres          | 0.02          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 248 Auburn Meadows Manor Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2S1                     |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Game Court Interior |
| Parking Spaces | 2                   |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                               |
| Cooling           | Central Air                                                                                                                           |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Entrance                      |
| Lot Description   | Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                       |
| Construction      | Cement Fiber Board                    |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 38               |
| Zoning         | M-2              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.