

# \$639,900 - 23 Auburn Meadows Gardens Se, Calgary

MLS® #A2236483

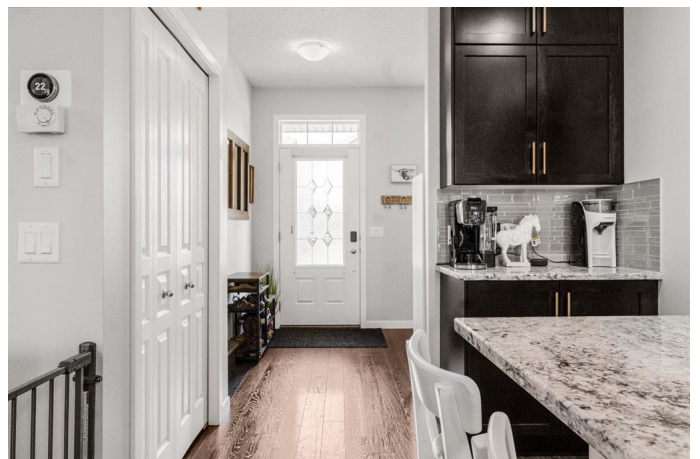
**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,703 sqft

Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

**\*\*OPEN HOUSE - JULY 13, 2025 1:00 P.M. - 3:00 P.M.\*\*.** Welcome to this charming home nestled in the highly sought-after lake community of Auburn Bay, this beautifully maintained home offers the perfect blend of comfort, function, and charm. With three spacious bedrooms and 2.5 bathrooms, itâ€™s an ideal space for families or anyone looking to settle into a vibrant, amenity-rich neighbourhood. As you enter, there is a spacious foyer waiting to welcome guests. As you continue, youâ€™re immediately welcomed by a bright and open-concept main floor that invites you to feel right at home. The kitchen is the heart of the space, thoughtfully designed with granite countertops, a walk-in pantry, and plenty of room to create delicious meals and gather with loved ones. From there, the layout flows effortlessly into the dining area and cozy living room, where a charming fireplace sets the perfect ambiance for quiet evenings or lively get-togethers. Itâ€™s a space made for connection, comfort, and making memories. Upstairs, a versatile bonus room offers the perfect spot for movie nights, a playroom, or simply relaxing with a good book. The primary bedroom is a peaceful retreat, featuring a spa-like ensuite with a separate soaker tub and shower, plus a generous walk-in closet. Two additional bedrooms and a full bathroom complete the upper level, providing plenty of space for family and guests. The unfinished basement is a blank canvasâ€”ready for your personal touch and



already equipped with roughed-in plumbing, giving you endless possibilities to create the space of your dreams. Located just minutes from the lake, parks, schools, and a wide range of shopping, schools and dining options, this home offers more than just a place to live—it offers a lifestyle. Whether you’re enjoying a day at the beach, walking along scenic trails, or simply relaxing in your new home, you’ll love everything Auburn Bay has to offer. This is more than a home—it’s your next chapter. Welcome!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236483    |
| Price          | \$639,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,703       |
| Acres          | 0.07        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 23 Auburn Meadows Gardens Se |
| Subdivision | Auburn Bay                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3M2H8                       |

**Amenities**

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Beach Access, Clubhouse, Picnic Area |
|-----------|--------------------------------------|

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Pantry                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | Central Air                                                                                         |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Gas, Living Room                                                                                    |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full, Unfinished                                                                                    |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Private Yard                  |
| Lot Description   | Back Lane, Back Yard, Private |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding, Wood Frame      |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 3              |
| Zoning         | R-G            |
| HOA Fees       | 509            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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