

# \$529,900 - 88 Auburn Meadows Boulevard Se, Calgary

MLS® #A2222310

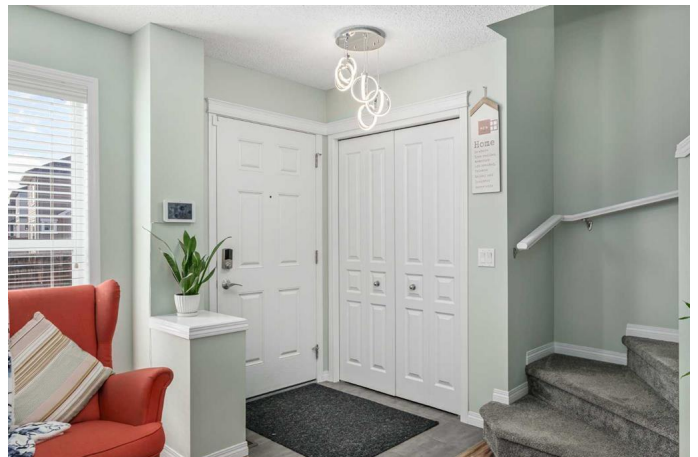
**\$529,900**

2 Bedroom, 3.00 Bathroom, 1,151 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to life in Auburn Bay—one of Calgary's most desirable four-season lake communities where lifestyle meets location. From paddleboarding in the summer to skating in the winter, living here means having year-round access to a private lake, beach, clubhouse, and an active, family-friendly atmosphere that truly feels like home. This beautifully maintained semi-detached two-storey is ideally located directly across from Prince of Peace School and just a 5-minute walk to Lakeshore School, making morning routines a breeze. You're also only 3 minutes from Auburn Station, where you'll find grocery stores, a gas station, restaurants, and Auburn Bay's favourite ice cream shop, XOXO—perfect for weekend strolls or spontaneous summer treats. Inside, the open-concept main floor welcomes you with large southwest-facing windows that bathe the space in natural light. Durable laminate flooring runs throughout, complemented by a tiled front foyer and updated 2-piece bathroom. At the heart of the home is a modern kitchen featuring timeless white cabinets, a stylish backsplash, granite countertops, and newer stainless steel appliances. The adjoining dining area sits at the back of the home and offers a bright, inviting space with seamless access to the backyard through a practical mudroom setup. Upstairs, the layout offers two spacious primary suites, each complete with walk-in closets and their own private 4-piece ensuites



with soaker tubsâ€”ideal for multi-generational families, guests, or roommates wanting a bit more privacy. The unfinished basement is ready for your imagination. With laundry already in place, there's ample space to create a home gym, media room, or additional living area down the road. The backyard is well-sized and fully fenced, featuring a new 16â€™ x 16â€™ deck (recently painted), great for summer barbecues and outdoor entertaining. There's also a 24â€™ x 22â€™ oversized, insulated double garage with an 8â€™ overhead doorâ€”plus convenient front street parking for guests.Â The front yard is fully landscaped, and the back yard offers a great starting point to add your personal touch. Beyond the community, Auburn Bay offers unbeatable access to everything you needâ€”from parks and schools to walking trails and transit. And just minutes away, Setonâ€™s amenities await: the South Health Campus, YMCA, Calgary Public Library, Joane Cardinal-Schubert High School, and a full range of big box stores, restaurants, and entertainment. If youâ€™re looking for more than just a homeâ€”if youâ€™re after a lifestyle rooted in community, convenience, and connectionâ€”this is the one.

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2222310  |
| Price          | \$529,900 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,151     |
| Acres          | 0.06      |
| Year Built     | 2014      |

|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 88 Auburn Meadows Boulevard Se |
| Subdivision | Auburn Bay                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3M 2E1                        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 40             |

|                |     |
|----------------|-----|
| Zoning         | R-G |
| HOA Fees       | 509 |
| HOA Fees Freq. | ANN |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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