

\$849,900 - 101 Auburn Meadows Crescent Se, Calgary

MLS® #A2256034

\$849,900

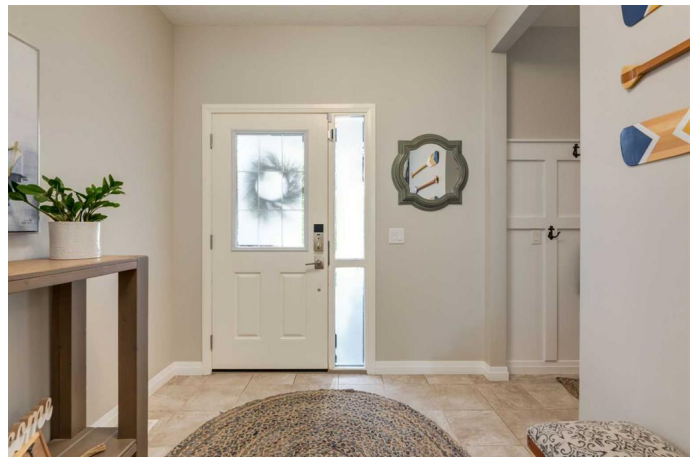
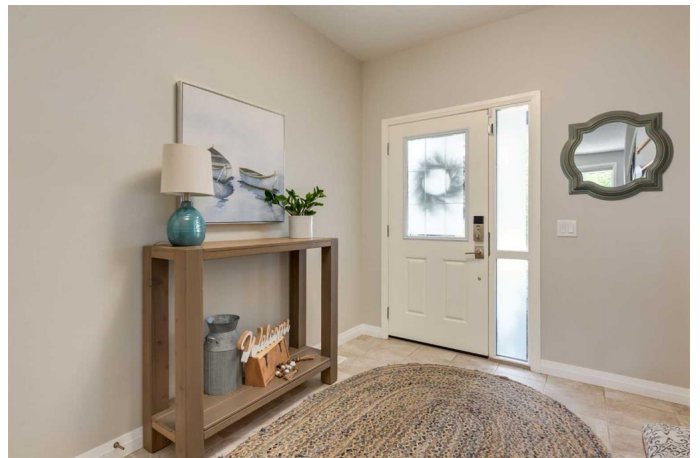
3 Bedroom, 3.00 Bathroom, 2,268 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE SAT SEPT 13 FR 2-4.

Stunning and meticulously cared for home situated in the heart of the family-friendly lake community of Auburn Bay! Offering 2,268 SF of luxurious living space (above grade) with 3 bedrooms, 2.5 bathrooms, bonus room, central AC and an OVER-SIZED double garage (20'x24'). You are welcomed into the home by a large tiled foyer where you will step up into the bright and airy main floor with 9' foot ceilings, gorgeous hardwood flooring throughout and a dream kitchen with quartz counter tops, ceiling height backsplash, center island, eating bar, stainless steel appliances including a gas cooktop and a spacious walk-through pantry. The dining area gives access to the backyard with step down deck to an expansive patio for summer enjoyment. A living room with cozy gas fireplace and powder room complete this space. You will love the upper level where you can enjoy movie night or the big game in the bonus room with private balcony and space for the kids to do their homework at the built-in work station. The primary suite showcases a large walk-in closet and spa like 5 piece ensuite with a dual sink vanity, soaker tub and separate shower. Two additional bedrooms which share a 4 piece bathroom and a conveniently located laundry room are also found here. The basement is untouched and awaits future development with room for a 4th bedroom, bathroom, family room and ample storage. Prime location within walking distance to 3 playgrounds, both



elementary and middle schools, as well as a nearby Catholic elementary school and minutes from the South Health Campus and Auburn Bay shopping area with an array of amenities. And of course, Auburn Bay residents enjoy access to the lake, parks, ponds, and scenic walking paths for year around enjoyment. Thoughtfully designed and an unbeatable location - this property is truly a must-see!

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2256034 |
| Price | \$849,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,268 |
| Acres | 0.09 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 101 Auburn Meadows Crescent Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 2E2 |

Amenities

| | |
|----------------|---|
| Amenities | Beach Access, Park, Picnic Area, Playground, Racquet Courts |
| Parking Spaces | 4 |

| | |
|---------|--|
| Parking | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized |
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|--------------|---|
| # of Garages | 2 |
|--------------|---|

Interior

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|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |
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|------------|---|
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer |
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| Heating | Forced Air, Natural Gas |
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| Cooling | Central Air |
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| Fireplace | Yes |
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|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

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| Fireplaces | Gas |
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| Has Basement | Yes |
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| Basement | Full, Unfinished |
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Exterior

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| Exterior Features | Private Entrance |
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| Lot Description | Back Yard, Landscaped, Rectangular Lot |
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|------|-----------------|
| Roof | Asphalt Shingle |
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| Construction | Stone, Vinyl Siding, Wood Frame |
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| Foundation | Poured Concrete |
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Additional Information

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| Date Listed | September 11th, 2025 |
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| Zoning | R-G |
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| HOA Fees | 508 |
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| HOA Fees Freq. | ANN |
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Listing Details

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

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