

# \$675,000 - 111 Auburn Meadows Place Se, Calgary

MLS® #A2221580

**\$675,000**

3 Bedroom, 4.00 Bathroom, 1,733 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to your next chapter in the heart of Auburn Bay—Calgary's™ favorite lake community! This beautifully maintained former showhome offers more than just curb appeal, with an west-facing backyard and a rare walkout basement backing onto the serene wetlands and pathways—no rear neighbours, just nature and stunning views.

Step inside to a thoughtfully designed layout featuring a bright, open-concept main floor. The kitchen boasts a modern layout and a nearly new cooking range (less than 1 year old) with a remaining 2-year warranty, perfect for the home chef. Stay comfortable year-round with central A/C and a brand new humidifier already installed.

Upstairs, the bonus room has a custom kids' play zone—perfect as a hideout, reading nook, creative space, or simply a great space for storage. The primary bedroom is a true retreat, with vaulted ceilings that add an airy, spacious feel, and plenty of natural light. The finished walkout basement adds extra living and entertaining space, ideal for growing families or guests including a 4 piece bathroom.

Outside, enjoy direct access to peaceful walking trails, a nearby dog park, and picturesque views of the pond and wetlands. You're™ just minutes from Stoney Trail, making commutes a breeze, and walking



distance to both Auburn Bay and the Mahogany Village Marketâ€”shopping, restaurants, recreation, and more.

Families will love the convenience of having highly regarded schools right in the community, along with access to the lake, beach, tennis courts, and year-round community activities.

Donâ€™t miss your chance to own a lifestyleâ€”not just a home.

Built in 2014

**Essential Information**

MLS® #	A2221580
Price	\$675,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,733
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

**Community Information**

Address	111 Auburn Meadows Place Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H5

**Amenities**

Amenities	Beach Access, Dog Park
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Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Interior Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	5
Zoning	R-2M
HOA Fees	493
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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