

# \$634,800 - 23 Auburn Meadows Gardens Se, Calgary

MLS® #A2236483

**\$634,800**

3 Bedroom, 3.00 Bathroom, 1,703 sqft  
Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

**\*\*OPEN HOUSE - JULY 19, 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          | \$634,800   |
| 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 | Clubhouse, Beach Access, 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 | 21             |
| Zoning         | R-G            |
| HOA Fees       | 509            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.