# \$538,900 - 277 Auburn Meadows Drive Se, Calgary

MLS® #A2203347

#### \$538,900

3 Bedroom, 3.00 Bathroom, 1,480 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Eloquent in design, this stunning open-concept townhome offers all the comforts you've been searching for. Featuring 3 spacious bedrooms, 2.5 Baths and a double attached garage, this home is truly a gem!

Upon entering, youâ€<sup>™</sup>II be immediately impressed by the meticulous finishes and attention to detail. Lightly used and still exuding that new home scent, every square inch has been thoughtfully designed and upgraded. With south-facing oversized windows, natural light floods the home, enhancing the seamless transitions between rooms and making it perfect for entertaining.

The main living area features an inviting kitchen and dining space, overlooking the large living room. This layout creates a perfect environment for gatherings or simply relaxing at home. The kitchen is beautifully appointed with timeless full-height cabinetry, a stylish tile backsplash, and stainless-steel appliances that include an exclusive microwave hood fan, gas range, and pantry. The quartz countertops this culinary haven.

Upstairs, the well-planned layout includes a primary bedroom that mirrors the upgraded laminate flooring found on the main level, along with a walk-in closet, and a private 3-piece ensuite. The ensuite is a luxurious retreat featuring a walk-in shower with full-height tile and custom tile flooring. Two







additional bedrooms offer generous closet space, conveniently located near the 4-piece bathroom, which showcases a tub/shower combo with ceiling-height tile and matching vanity.

The upper laundry room is a welcome convenience, featuring stylish bifold doors, stacked appliances to maximize storage space, and tile flooring. The lower level is finished with ample storage and clean epoxy floors, providing a polished touch. This exceptional townhouse is loaded with upgrades and features, including air-conditioning, a tankless instant water heater, Smart Thermostat, and high-quality branded appliances. Enjoy the convenience of an outside gas line for your BBQ, upgraded kitchen sink, quartz countertops in the kitchen and all bathrooms.

Every square inch of this home has been beautifully constructed and immaculately maintained, showcasing excellent design choices throughout. Nestled in a desirable lake community, youâ€<sup>™</sup>II be conveniently located near all the amenities that Auburn Bay, Mahogany, and Seton have to offer.

Don't miss your chance to own this dream townhouse—book your showing today!

Built in 2022

#### **Essential Information**

| MLS® #         | A2203347  |
|----------------|-----------|
| Price          | \$538,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,480     |

| Acres      | 0.00              |
|------------|-------------------|
| Year Built | 2022              |
| Туре       | Residential       |
| Sub-Type   | Row/Townhouse     |
| Style      | 2 and Half Storey |
| Status     | Active            |

# **Community Information**

| Address     | 277 Auburn Meadows Drive Se |
|-------------|-----------------------------|
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M2S1                      |

# Amenities

| Amenities      | Snow Removal, Visitor Parking, Beach Access |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Attached                      |
| # of Garages   | 2   |

### Interior

| Interior Features | Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open       |
|-------------------|---|
|                   | Floorplan, Pantry, See Remarks  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), |
|                   | Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Basement          | None  |

### Exterior

| Exterior Features | Other                              |
|-------------------|------------------------------------|
| Lot Description   | Landscaped, Rectangular Lot        |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### **Additional Information**

| Date Listed | March 17th, 2025 |
|-------------|------------------|
|-------------|------------------|

| Days on Market | 20  |
|----------------|-----|
| Zoning         | M-2 |
| HOA Fees       | 494 |
| HOA Fees Freq. | ANN |

### **Listing Details**

Listing Office eXp Realty

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.