

# \$750,000 - 173 Auburn Meadows Way Se, Calgary

MLS® #A2207028

**\$750,000**

4 Bedroom, 4.00 Bathroom, 1,711 sqft  
Residential on 0.08 Acres

Auburn Bay, Calgary, Alberta

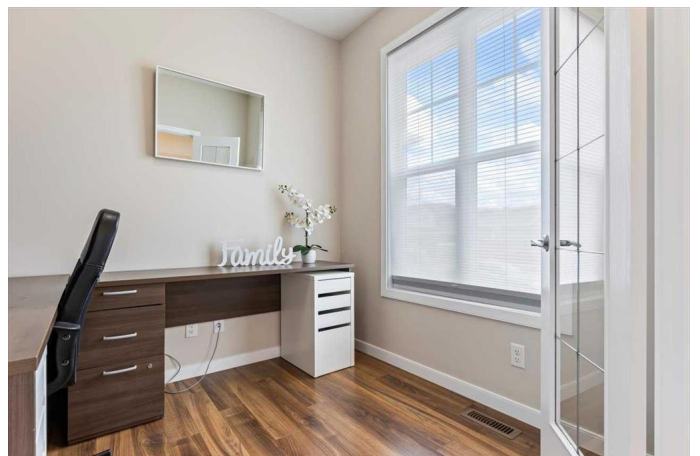
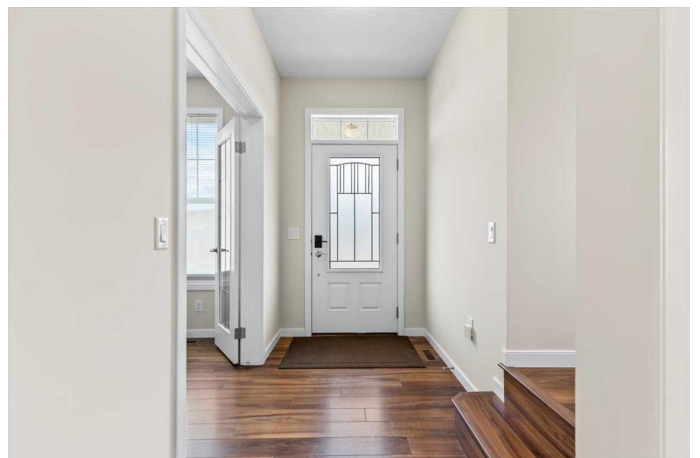
**\*\*BRIGHT, BEAUTIFUL, 4-Bedroom, WELL MAINTAINED HOME with FULLY DEVELOPED BASEMENT and OVERSIZED DOUBLE DETACHED GARAGE on CORNER LOT in the LAKE COMMUNITY OF AUBURN BAY\*\***

Welcome to your dream home in the DESIRABLE LAKE COMMUNITY OF AUBURN BAY! This beautiful and bright 4-bedroom residence is nestled on a corner lot, featuring an oversized double detached garage and a FULLY DEVELOPED ILLEGAL SUITE with a SIDE ENTRANCE.

As you enter, you will immediately feel the PRIDE OF OWNERSHIP. The main floor boasts an inviting FRONT OFFICE, an OPEN-CONCEPT layout with 9-foot ceilings, LARGE WINDOWS, and LVP flooring throughout. The cozy living room is accented with a charming fireplace, creating a warm atmosphere for gatherings. The SPACIOUS kitchen is a chef's delight, featuring a LARGE ISLAND, QUARTZ COUNTERTOPS, a stylish tile backsplash, UPGRADED STAINLESS STEEL APPLIANCES, and a convenient corner pantry.

Head upstairs to discover a bonus room, ideal for family movie nights or playtime. The generous primary bedroom includes a 4-piece ensuite bathroom, providing a serene retreat. Two additional well-sized bedrooms and a convenient laundry area complete the upper level.

The FULLY DEVELOPED BASEMENT offers



versatile options; complete with an ILLEGAL SUITE or additional living space for your family. With a CONVENIENT SIDE ENTRANCE, this area is designed for flexibility to meet your needs.

Step outside to your fully fenced backyard, featuring a large deck. Perfect for summer barbecues and outdoor entertaining. The OVERSIZED DOUBLE DETACHED GARAGE provides ample space for vehicles and storage, with easy access from the back lane.

Located just across the street from a playground, this home is perfect for families with young children. Enjoy the convenience of nearby schools, an off-leash dog park, and shopping centers within walking distance. With quick access to 52 Street and Stoney Trail, commuting is a breeze.

Don't miss this opportunity to own a stunning home in a vibrant community! Schedule your showing today!

Built in 2016

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2207028    |
| Price          | \$750,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,711       |
| Acres          | 0.08        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

Address 173 Auburn Meadows Way Se

|             |            |
|-------------|------------|
| Subdivision | Auburn Bay |
| City        | Calgary    |
| County      | Calgary    |
| Province    | Alberta    |
| Postal Code | T3M2H8     |

### **Amenities**

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

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Vinyl Windows         |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 9               |
| Zoning         | R-G             |
| HOA Fees       | 508             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

Listing Office

CIR Realty

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