

# \$499,999 - 248 Auburn Meadows Manor Se, Calgary

MLS® #A2205600

**\$499,999**

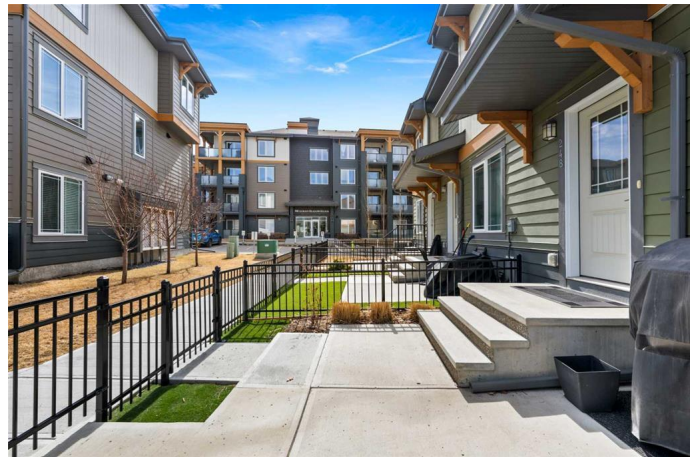
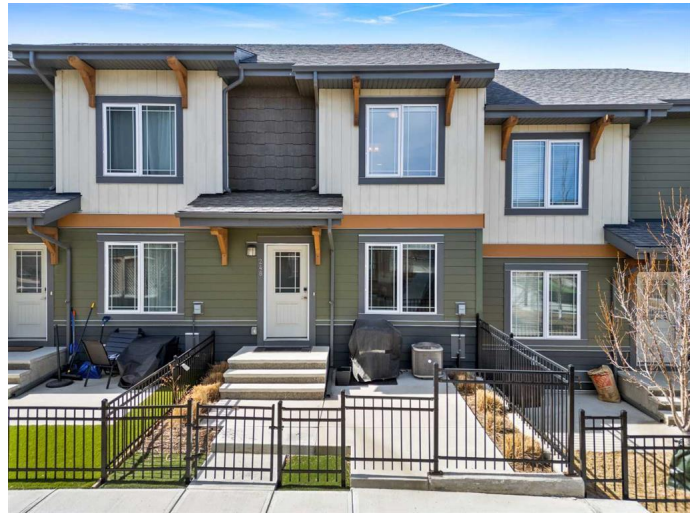
2 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.02 Acres

Auburn Bay, Calgary, Alberta

**OPEN HOUSE SATURDAY JUNE 28 2-4PM!!**

Immaculate townhome in Auburn Bay!! This stunning home offers top-tier finishes in the highly sought-after lake community of Auburn Bay. Built by Brookfield Residential, this move-in ready townhome features highly functional â€Carmineâ€™™ floor plan, complete with a spacious patioâ€”perfect for enjoying warm summer days. From the moment you walk in, you'll appreciate the meticulous attention to detail, stylish features, and quality craftsmanship. Bright and sleek, this home features luxury vinyl plank flooring and upgraded carpet with top notch underlay. The modern kitchen is both elegant and functional, boasting extended soft-close cabinetry, quartz countertops, high-end stainless steel appliances, and a generously sized islandâ€”perfect for hosting and gathering. The formal dining area seamlessly connects the kitchen and family room, creating a welcoming space for entertaining. Upstairs, youâ€™™ll find two spacious primary suites, each featuring walk-in closets and beautifully appointed en-suites with quartz finishes, ensuring both comfort and convenience for family members or guests. A dedicated laundry room with extra storage completes the upper level. The versatile lower level offers the perfect space for a home gym, media room, or additional storage, with direct access to the double-attached garage, keeping your vehicles warm during winter months. Located in one of Calgaryâ€™™s most



desirable communities, Auburn Bay offers year-round lake access, a beach, sports courts, skating rinks, playgrounds, and top-rated schools. Just minutes from 130th Avenue shopping, South Health Campus, and major roadways like Stoney and Deerfoot, this home provides unbeatable convenience. With incredible value in an unbeatable location, this townhome is an opportunity you won't want to miss—schedule your viewing today!

Built in 2019

### Essential Information

MLS® #	A2205600
Price	\$499,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,213
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	248 Auburn Meadows Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S1

### Amenities

Amenities	Game Court Interior
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape, Front Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	March 27th, 2025
Days on Market	92
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX First
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