

# \$599,900 - 253 Auburn Meadows Way Se, Calgary

MLS® #A2212644

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,501 sqft

Residential on 0.07 Acres

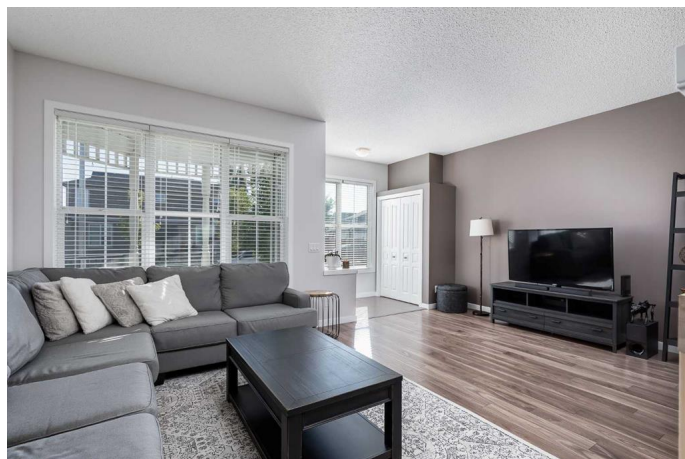
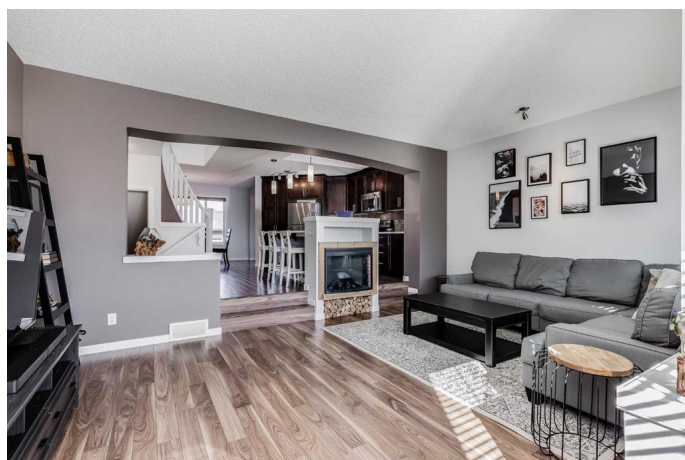
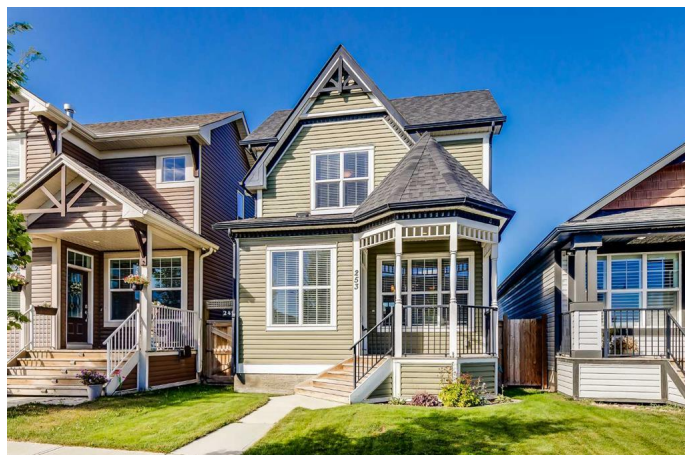
Auburn Bay, Calgary, Alberta

This is your chance to purchase in the sought after lake community of Auburn Bay! This family home has been meticulously maintained and cared for. The popular Belvedere floor plan boasts a large family room, with electric fireplace. The kitchen is complimented by quartz counter tops and stainless steel appliances. The kitchen is open to above, providing a bright, airy, spacious environment, perfect for entertaining guests. The primary bedroom features a walk in closet, and ensuite bathroom. A total of three bedrooms means plenty of space for your growing family. A beautiful backyard, and double detached garage is the icing on the cake. This one will sell fast - call your favorite agent today to book a viewing.

Built in 2014

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212644    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,501       |
| Acres          | 0.07        |
| Year Built     | 2014        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 253 Auburn Meadows Way Se |
| Subdivision | Auburn Bay                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M2H7                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Quartz Counters, Vinyl Windows  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

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

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 16th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 4   |
| Zoning         | R-G |
| HOA Fees       | 509 |
| HOA Fees Freq. | ANN |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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