

# \$814,900 - 237 Auburn Meadows Boulevard Se, Calgary

MLS® #A2203089

**\$814,900**

4 Bedroom, 4.00 Bathroom, 1,800 sqft  
Residential on 0.01 Acres

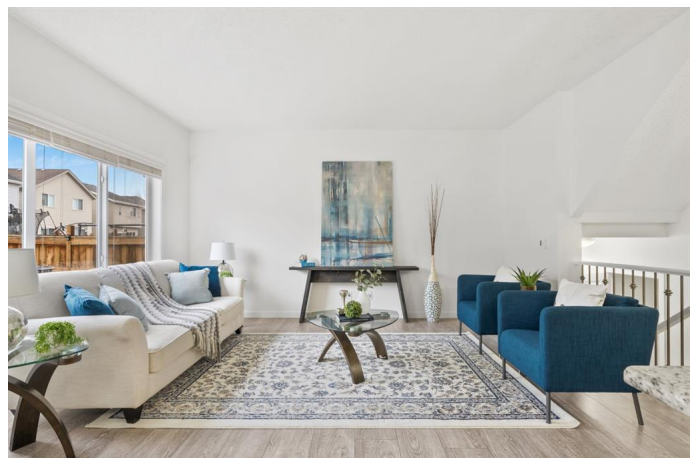
Auburn Bay, Calgary, Alberta

Welcome to this stunning 4-bedroom, 3.5-bath home in the sought-after lake community of Auburn Bay! Step inside to a bright and open main floor, featuring a modern kitchen with ceiling-high cabinets, granite countertops, and a spacious island—perfect for entertaining. Upstairs, the primary suite is a dream, with a spa-like 5-piece ensuite and a walk-in closet with built-in storage. Two more bedrooms, a full bath, bonus room, and laundry room complete the upper level. The fully finished basement offers extra space to relax, with an entertainment space, a wet bar, a bedroom/playroom, and a 3-piece bath with a sauna—your own private retreat! Enjoy the low-maintenance backyard with a composite deck, turf grass, and a playground, perfect for families and outdoor fun. All this, plus lake access and just minutes from schools, shopping, and dining.

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2203089  |
| Price          | \$814,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,800     |
| Acres          | 0.01      |



|            |             |
|------------|-------------|
| Year Built | 2014        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 237 Auburn Meadows Boulevard Se |
| Subdivision | Auburn Bay                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M 2E6                         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Beach Access, Clubhouse, Community Gardens, Dog Park, Picnic Area, Playground |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Basement, Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other, Playground   |
| Lot Description   | Back Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle   |

|              |                     |
|--------------|---------------------|
| Construction | Cedar, Vinyl Siding |
| Foundation   | Poured Concrete     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 22               |
| Zoning         | R-G              |
| HOA Fees       | 508              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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