

# \$599,900 - 145 Auburn Meadows Way Se, Calgary

MLS® #A2210138

**\$599,900**

3 Bedroom, 4.00 Bathroom, 1,412 sqft  
Residential on 0.07 Acres

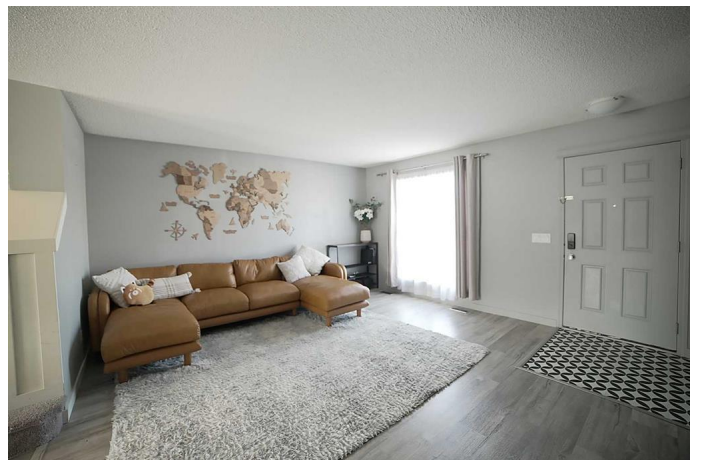
Auburn Bay, Calgary, Alberta

Welcome to this beautifully maintained duplex in a vibrant community-perfect for your families! This spacious 1,400 sq.ft. home offers 3 bedrooms and 2.5 bathrooms, including a primary bedroom with a private en-suite for your comfort. The layout is bright and functional, with an additional side entrance to the basement-ideal for a home business, private workspace, or future development. Enjoy the west-facing backyard with a huge deck and patio, perfect for relaxing or entertaining! The large double detached garage offers ample storage and convenience, while the man-made lawn provides a virtually maintenance-free outdoor space. Located directly across from a park and just steps to the community clubhouse and lake, this home brings nature and recreation right to your doorstep. With nearby schools, and easy access to both Deerfoot and Stoney Trail, commuting is a breeze. Don't miss this opportunity to live in a family-friendly Neighborhood with everything you need close by!

Built in 2016

## Essential Information

MLS® #	A2210138
Price	\$599,900
Bedrooms	3
Bathrooms	4.00



Full Baths	2
Half Baths	2
Square Footage	1,412
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	145 Auburn Meadows Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H9

### **Amenities**

Amenities	Clubhouse, Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Grand Realty
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