

# \$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, Vinyl Windows, Walk-In Closet(s)
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	Back Lane, Corner Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 1st, 2025
Days on Market	32
Zoning	R-G
HOA Fees	508
HOA Fees Freq.	ANN

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.