

# \$749,000 - 12 Auburn Meadows Gardens Se, Calgary

MLS® #A2204291

**\$749,000**

4 Bedroom, 4.00 Bathroom, 1,693 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to a beautifully refreshed Auburn Bay home offering 4 Bedrooms & over 2,400 SQFT of total developed living space in one of Calgary's most sought-after lake communities. From the moment you arrive, the curb appeal is undeniable, with a charming front porch framed with tasteful landscaping and front yard fencing that provides peace of mind for little ones and/or furry friends. Step inside to discover an air conditioned home as well as new carpeting, fresh paint, designer light fixtures, and new window coverings throughout, creating a polished and inviting atmosphere from top to bottom. Rich and durable laminate floors guide you through the open main level where a thoughtfully designed kitchen awaits, featuring quartz counters, a large central island with breakfast bar, quality appliances, corner pantry, and a custom built-in coffee and wine bar with custom cupboards & shelving. Smart track lighting highlights the space while the adjacent dining area is airy and bright with transom window flowing seamlessly into a family room anchored by a cozy gas fireplace and framed by generous windows. Just off the main foyer, a bright and private home office with French doors offers the perfect place to work or study, complemented by a tucked-away powder room for added convenience. Upstairs, the ambiance continues with a light-filled bonus room ideal for movie nights or game time. Two generously sized bedrooms with ceiling fans provide comfort and function, along with a well



appointed full bath while the serene primary retreat impresses with its own private covered balcony, a spa-like ensuite complete with double vanities, a glass shower, and a large walk-in closet. Downstairs, the newly developed lower level features high-end finishings, a large bedroom with expansive walk-in closet, a full bathroom with heated tile floors, ample storage, and a spacious media or family room perfect for entertaining or relaxing. This level is completed with laundry and a water softening system. Outside, the yard is summer-ready, with spring cleanup already complete. Enjoy an expansive back deck, a BBQ wall, artificial grass, and a mix of trees, gardening space, rock, and a hot tub-ready pad, all thoughtfully designed for low maintenance and high enjoyment. The fenced backyard ensures privacy, and a brand new double detached garage completes this exceptional outdoor space. Located in the Lakeshore School walking zone, this home is also surrounded by numerous pathways, steps from Auburn Bay's off-leash dog park, and walking distance to the local grocer, butcher, medical amenities, the incredible Seton YMCA, and dozens of excellent restaurants and eateries, this home offers not just a place to live, but an exceptional lifestyle. Auburn Bay Lake is your four-season playground with swimming, paddle boarding, skating, beach volleyball, community events, and more. With easy access to Stoney Trail, downtown Calgary, and the majestic Rocky Mountains, this is the ultimate lake life address.

Built in 2016

### **Essential Information**

MLS® #	A2204291
Price	\$749,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,693
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	12 Auburn Meadows Gardens Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H7

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Dry Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement	Finished, Full
----------	----------------

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
-------------------	------------------------------------

Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Rectangular Lot, Close to Clubhouse, Lake, Level
-----------------	---

Roof	Asphalt
------	---------

Construction	Vinyl Siding, Wood Frame
--------------	--------------------------

Foundation	Poured Concrete
------------	-----------------

## Additional Information

Date Listed	April 7th, 2025
-------------	-----------------

Days on Market	14
----------------	----

Zoning	R-G
--------	-----

HOA Fees	509
----------	-----

HOA Fees Freq.	ANN
----------------	-----

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.