

# \$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

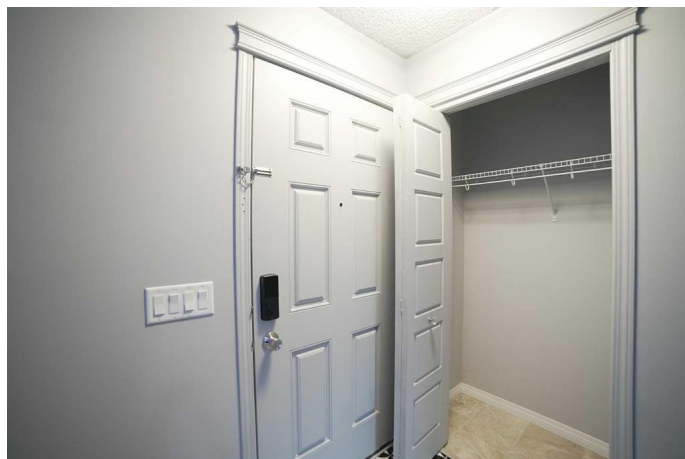
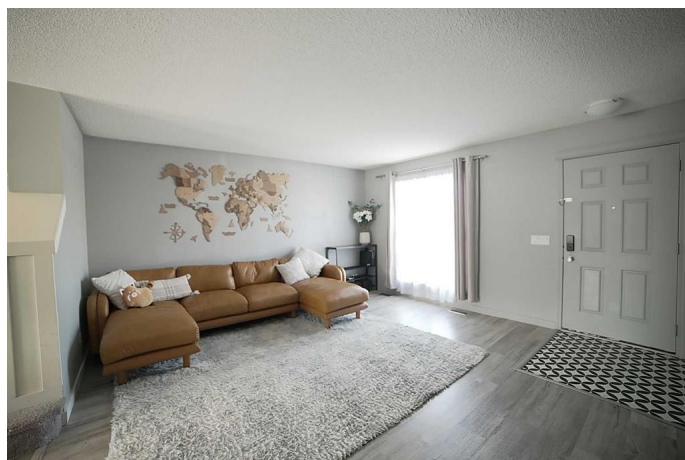
Auburn Bay, Calgary, Alberta

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 |
|----------------|--------------|

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.