

# \$675,000 - 111 Auburn Meadows Place Se, Calgary

MLS® #A2221580

**\$675,000**

3 Bedroom, 4.00 Bathroom, 1,733 sqft  
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to your next chapter in the heart of Auburn Bay—Calgary's™ favorite lake community! This beautifully maintained former showhome offers more than just curb appeal, with an west-facing backyard and a rare walkout basement backing onto the serene wetlands and pathways—no rear neighbours, just nature and stunning views.

Step inside to a thoughtfully designed layout featuring a bright, open-concept main floor. The kitchen boasts a modern layout and a nearly new cooking range (less than 1 year old) with a remaining 2-year warranty, perfect for the home chef. Stay comfortable year-round with central A/C and a brand new humidifier already installed.

Upstairs, the bonus room has a custom kids' play zone—perfect as a hideout, reading nook, creative space, or simply a great space for storage. The primary bedroom is a true retreat, with vaulted ceilings that add an airy, spacious feel, and plenty of natural light. The finished walkout basement adds extra living and entertaining space, ideal for growing families or guests including a 4 piece bathroom.

Outside, enjoy direct access to peaceful walking trails, a nearby dog park, and picturesque views of the pond and wetlands. You're™ just minutes from Stoney Trail, making commutes a breeze, and walking



distance to both Auburn Bay and the Mahogany Village Marketâ€”shopping, restaurants, recreation, and more.

Families will love the convenience of having highly regarded schools right in the community, along with access to the lake, beach, tennis courts, and year-round community activities.

Donâ€™t miss your chance to own a lifestyleâ€”not just a home.

Built in 2014

**Essential Information**

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2221580                    |
| Price          | \$675,000                   |
| Bedrooms       | 3                           |
| Bathrooms      | 4.00                        |
| Full Baths     | 3                           |
| Half Baths     | 1                           |
| Square Footage | 1,733                       |
| Acres          | 0.06                        |
| Year Built     | 2014                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | 4 Level Split, Side by Side |
| Status         | Active                      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 111 Auburn Meadows Place Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 2H5                     |

**Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Beach Access, Dog Park |
|-----------|------------------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer    |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                               |
| Lot Description   | Backs on to Park/Green Space, Interior Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Stone, Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 4              |
| Zoning         | R-2M           |
| HOA Fees       | 493            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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