

\$540,000 - 153 Auburn Meadows Way Se, Calgary

MLS® #A2245739

\$540,000

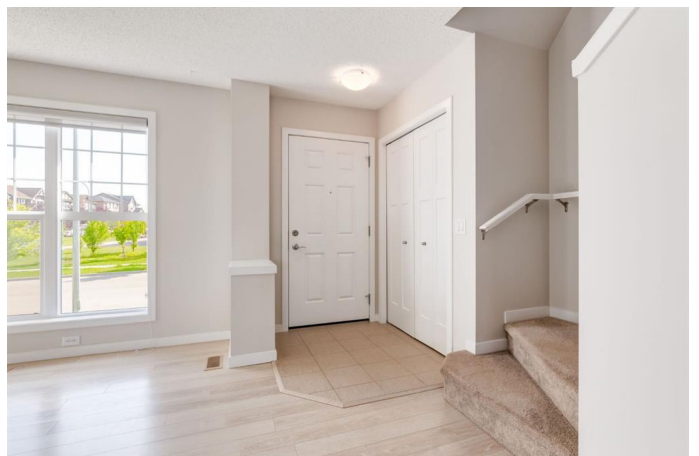
3 Bedroom, 3.00 Bathroom, 1,130 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

*****OPEN HOUSE SATURDAY 2-4*****

Welcome to Auburn Bay- a vibrant, family friendly LAKE community! This beautifully maintained semi-detached offers the perfect opportunity for first time home buyers, young families, or the savvy investor eager to enter one of Calgary's most sought-after neighborhoods. With nearly 1,200sq ft of bright, open and thoughtfully designed living space, this gem checks all the boxes. Step into a spacious foyer that opens into a sunlit and airy living room featuring a light washed vinyl plank flooring that flows seamlessly into the heart of the home. A sleek and flawless kitchen offers quartz counters, stainless steel appliances, full height cabinetry and ideal centre island perfect for meal prep or casual dining. Upstairs, you'll find a full 4-piece bathroom and three generous bedrooms, including a private primary retreat complete with a walk-in closet and 3-piece ensuite. The unfinished lower level houses a dedicated laundry area and awaits your creative vision- ideal for a future rec room, home gym or office space. Enjoy your west facing backyard oasis, complete with a massive deck - perfect for summer BBQs, entertaining, or simply relaxing in the evening sun. Just steps to green spaces, playgrounds, and the Auburn bay clubhouse, lake and beach. This property offers year-round access to swimming, skating and vibrant community events. With nearby schools, shopping and transit, you can be rest assured convenience is always close by.



METICULOUSLY maintained, PERFECT for families, and an UNBEATABLE lifestyle -don't let the home get away on you. Book your showing today!

Built in 2016

Essential Information

MLS® #	A2245739
Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,130
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	153 Auburn Meadows Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0R7

Amenities

Amenities	Clubhouse, Playground
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Irregular Lot, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.