

# \$538,900 - 277 Auburn Meadows Drive Se, Calgary

MLS® #A2203347

**\$538,900**

3 Bedroom, 3.00 Bathroom, 1,480 sqft  
Residential on 0.00 Acres

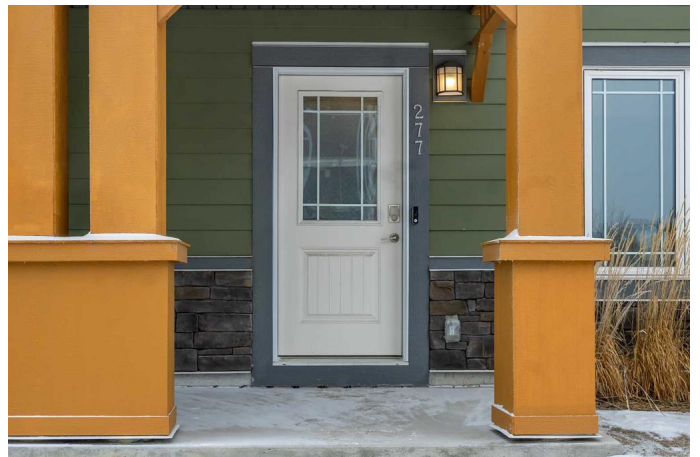
Auburn Bay, Calgary, Alberta

Eloquent in design, this stunning open-concept townhome offers all the comforts you've been searching for. Featuring 3 spacious bedrooms, 2.5 Baths and a double attached garage, this home is truly a gem!

Upon entering, you'll be immediately impressed by the meticulous finishes and attention to detail. Lightly used and still exuding that new home scent, every square inch has been thoughtfully designed and upgraded. With south-facing oversized windows, natural light floods the home, enhancing the seamless transitions between rooms and making it perfect for entertaining.

The main living area features an inviting kitchen and dining space, overlooking the large living room. This layout creates a perfect environment for gatherings or simply relaxing at home. The kitchen is beautifully appointed with timeless full-height cabinetry, a stylish tile backsplash, and stainless-steel appliances that include an exclusive microwave hood fan, gas range, and pantry. The quartz countertops this culinary haven.

Upstairs, the well-planned layout includes a primary bedroom that mirrors the upgraded laminate flooring found on the main level, along with a walk-in closet, and a private 3-piece ensuite. The ensuite is a luxurious retreat featuring a walk-in shower with full-height tile and custom tile flooring. Two



additional bedrooms offer generous closet space, conveniently located near the 4-piece bathroom, which showcases a tub/shower combo with ceiling-height tile and matching vanity.

The upper laundry room is a welcome convenience, featuring stylish bifold doors, stacked appliances to maximize storage space, and tile flooring. The lower level is finished with ample storage and clean epoxy floors, providing a polished touch.

This exceptional townhouse is loaded with upgrades and features, including air-conditioning, a tankless instant water heater, Smart Thermostat, and high-quality branded appliances. Enjoy the convenience of an outside gas line for your BBQ, upgraded kitchen sink, quartz countertops in the kitchen and all bathrooms.

Every square inch of this home has been beautifully constructed and immaculately maintained, showcasing excellent design choices throughout. Nestled in a desirable lake community, youâ€™ll be conveniently located near all the amenities that Auburn Bay, Mahogany, and Seton have to offer.

Donâ€™t miss your chance to own this dream townhouseâ€”book your showing today!

Built in 2022

### **Essential Information**

MLS® #	A2203347
Price	\$538,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,480

Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	277 Auburn Meadows Drive Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2S1

### **Amenities**

Amenities	Snow Removal, Visitor Parking, Beach Access
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
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Days on Market	26
Zoning	M-2
HOA Fees	494
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            eXp Realty

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