

\$849,900 - 101 Auburn Meadows Crescent Se, Calgary

MLS® #A2256034

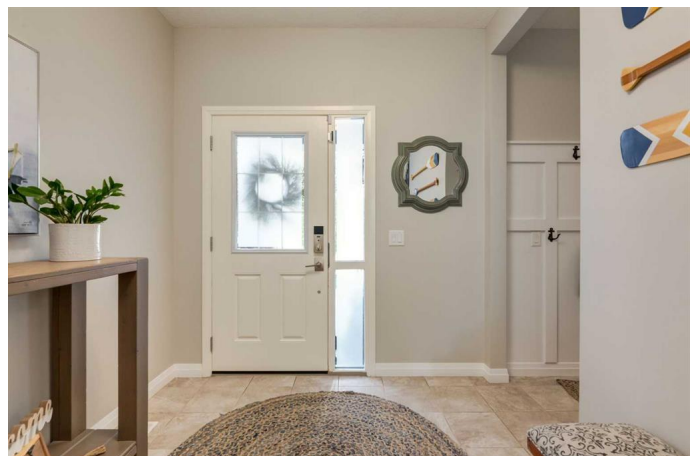
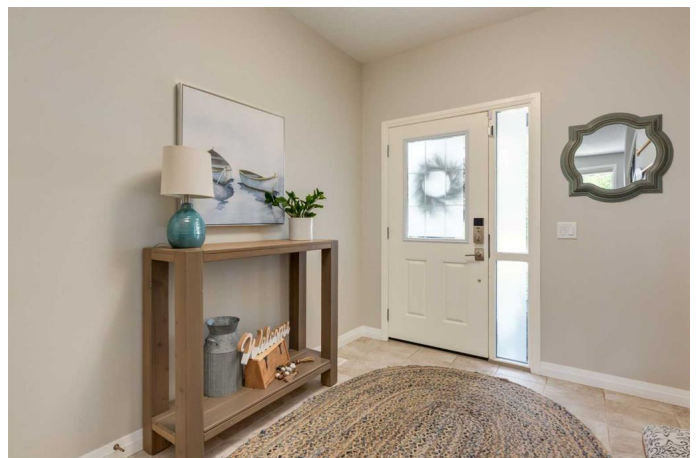
\$849,900

3 Bedroom, 3.00 Bathroom, 2,268 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Stunning and meticulously cared for home situated in the heart of the family-friendly lake community of Auburn Bay! Offering 2,268 SF of luxurious living space (above grade) with 3 bedrooms, 2.5 bathrooms, bonus room, central AC and an OVER-SIZED double garage (20'x24'). You are welcomed into the home by a large tiled foyer where you will step up into the bright and airy main floor with 9' foot ceilings, gorgeous hardwood flooring throughout and a dream kitchen with quartz counter tops, ceiling height backsplash, center island, eating bar, stainless steel appliances including a gas cooktop and a spacious walk-through pantry. The dining area gives access to the backyard with step down deck to an expansive patio for summer enjoyment. A living room with cozy gas fireplace and powder room complete this space. You will love the upper level where you can enjoy movie night or the big game in the bonus room with private balcony and space for the kids to do their homework at the built-in work station. The primary suite showcases a large walk-in closet and spa like 5 piece ensuite with a dual sink vanity, soaker tub and separate shower. Two additional bedrooms which share a 4 piece bathroom and a conveniently located laundry room are also found here. The basement is untouched and awaits future development with room for a 4th bedroom, bathroom, family room and ample storage. Prime location within walking distance to 3 playgrounds, both elementary and middle schools, as well as a



nearby Catholic elementary school and minutes from the South Health Campus and Auburn Bay shopping area with an array of amenities. And of course, Auburn Bay residents enjoy access to the lake, parks, ponds, and scenic walking paths for year around enjoyment. Thoughtfully designed and an unbeatable location - this property is truly a must-see!

Built in 2015

Essential Information

MLS® #	A2256034
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,268
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	101 Auburn Meadows Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E2

Amenities

Amenities	Beach Access, Park, Picnic Area, Playground, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener,

	Garage Faces Front, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	508
HOA Fees Freq.	ANN

Listing Details

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

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.