

# \$600,000 - 253 Auburn Meadows Place Se, Calgary

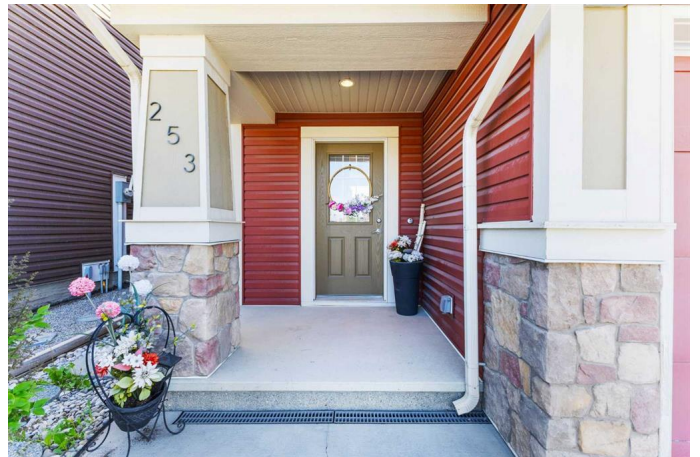
MLS® #A2226056

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,702 sqft  
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully maintained half duplex in Auburn Bay, ideally positioned for quick access to both Stoney Trail and Deerfoot. This location makes getting around the city easy while still enjoying the perks of living in one of Calgary's most popular lake communities. With 1,700 square feet of thoughtfully designed living space, this home is perfect for professionals, young families, or anyone seeking a balance of comfort and convenience. As you step inside, you're greeted by a warm, open-concept main floor that effortlessly blends everyday function with a welcoming feel. The well-appointed kitchen is designed to make life easy, offering granite countertops, rich cabinetry, a corner pantry, and a central island with seating—perfect for weeknight dinners or catching up with guests while you cook. The adjoining dining and living areas are bright and open, ideal for both relaxing evenings and lively gatherings. Upstairs, a versatile loft space serves as the perfect flex room for a TV area, office nook, or playroom. The generous primary bedroom features a walk-in closet and a private 4-piece ensuite, while the two additional bedrooms offer plenty of flexibility. The undeveloped basement offers high ceilings and a blank canvas for future development. Whether you're thinking home gym, recreation space, or guest suite—the possibilities are wide open. Step outside into a backyard designed for easy enjoyment. The large deck comes equipped with a gas line for your BBQ, built-in seating,



and a beautiful stone fireplace featureâ€”perfect for evening hangouts or hosting friends. The yard is fully fenced, low-maintenance, and backs directly onto a wide open green space that doubles as an off-leash dog park, offering both privacy and peaceful views with no rear neighbors. Additional highlights include a water softener, updated mechanical systems, a single attached garage, and an extended driveway with space for two vehicles. You'll also love the unbeatable access to Auburn Bayâ€™s lake, local schools, shopping, parks, and transitâ€”with major routes like Stoney Trail and Deerfoot just minutes away. This home checks every box for comfort, functionality, and locationâ€”all wrapped into one turn-key package.

Built in 2014

**Essential Information**

MLS® #	A2226056
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,702
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

**Community Information**

Address	253 Auburn Meadows Place Se
Subdivision	Auburn Bay
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 2H6

### Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Driveway, On Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven, Range, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 1st, 2025
Days on Market	30
Zoning	R-2M
HOA Fees	509
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Sotheby's International Realty Canada
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