

# \$474,999 - 204 Auburn Meadows Walk Se, Calgary

MLS® #A2217764

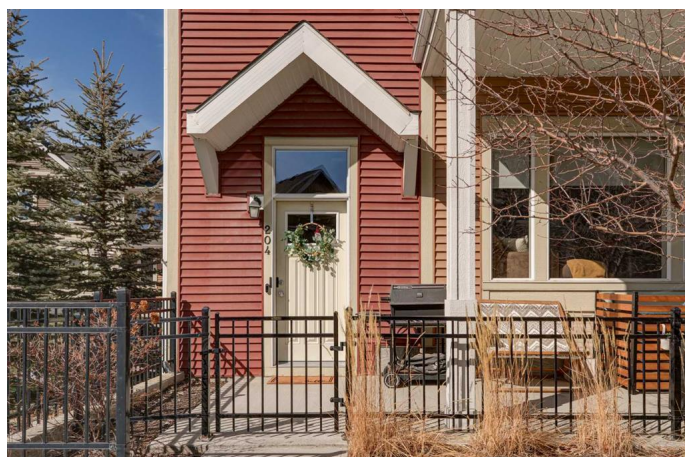
**\$474,999**

2 Bedroom, 2.00 Bathroom, 1,197 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Experience the best of lake community living in this stunning corner-unit, bungalow style townhome by Brookfield Residential. Offering nearly 1,200 sq. ft. of single-level living, this home is designed for style, comfort, and convenience. The bright and oversized living room features large windows, hardwood flooring, and a cozy gas fireplace. The modern kitchen boasts quartz countertops, stainless steel appliances, stylish cabinetry, and a spacious island, seamlessly flowing into the dining area, perfect for entertaining. Just steps away from your dining, step out onto your first sunny and private balcony. The primary bedroom is a private retreat with a generous walk-in closet and a stylish full ensuite bath with matching quartz counters. A versatile second bedroom and a full bathroom provide flexibility for guests or a home office. Make your way downstairs to a spacious furnace room that also serves as a convenient storage area for all your extras. From here, you can access the attached double garage, offering year-round parking with ease and practicality. The home also features Central AC, ensuring you stay cool during those hot summer days. Step outside your front door to enjoy a second private patio - perfect for summer lounging and socializing with friends. This townhome is ideally situated within the complex, close to visitor parking, mailboxes and beside a scenic green space. Steps from Auburn Station, two blocks from the off-leash dog park, and minutes from Auburn Bay's 43-acre lake,



private park, and beach. With South Health Campus and Seton's amenities nearby, this is maintenance-free living at its finest - move in now and enjoy the lake lifestyle this summer!

Built in 2014

### Essential Information

MLS® #	A2217764
Price	\$474,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,197
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	204 Auburn Meadows Walk Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E7

### Amenities

Amenities	Clubhouse, Picnic Area, Recreation Facilities, Racquet Courts
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Sauna
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	11
Zoning	DC
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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