

# \$499,999 - 248 Auburn Meadows Manor Se, Calgary

MLS® #A2236319

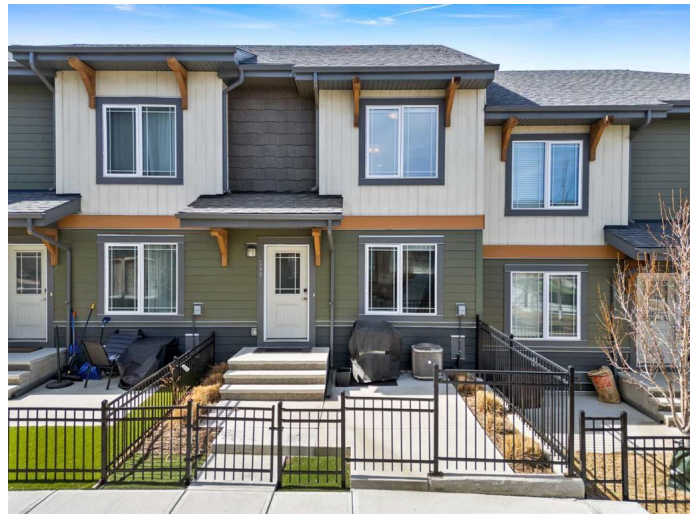
**\$499,999**

2 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.02 Acres

Auburn Bay, Calgary, Alberta

Immaculate townhome in Auburn Bay!! This stunning home offers top-tier finishes in the highly sought-after lake community of Auburn Bay. Built by Brookfield Residential, this move-in ready townhome features highly functional â€Carmineâ€™ floor plan, complete with a spacious patioâ€”perfect for enjoying warm summer days. From the moment you walk in, you'll appreciate the meticulous attention to detail, stylish features, and quality craftsmanship. Bright and sleek, this home features luxury vinyl plank flooring and upgraded carpet with top notch underlay. The modern kitchen is both elegant and functional, boasting extended soft-close cabinetry, quartz countertops, high-end stainless steel appliances, and a generously sized islandâ€”perfect for hosting and gathering. The formal dining area seamlessly connects the kitchen and family room, creating a welcoming space for entertaining. Upstairs, youâ€™ll find two spacious primary suites, each featuring walk-in closets and beautifully appointed en-suites with quartz finishes, ensuring both comfort and convenience for family members or guests. A dedicated laundry room with extra storage completes the upper level. The versatile lower level offers the perfect space for a home gym, media room, or additional storage, with direct access to the double-attached garage, keeping your vehicles warm during winter months. Located in one of Calgaryâ€™s most desirable communities, Auburn Bay offers year-round lake access, a



beach, sports courts, skating rinks, playgrounds, and top-rated schools. Just minutes from 130th Avenue shopping, South Health Campus, and major roadways like Stoney and Deerfoot, this home provides unbeatable convenience. With incredible value in an unbeatable location, this townhome is an opportunity you won't want to miss"schedule your viewing today!

Built in 2019

**Essential Information**

MLS® #	A2236319
Price	\$499,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,213
Acres	0.02
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	248 Auburn Meadows Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3m2s1

**Amenities**

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

# of Garages            2

### **Interior**

Interior Features    Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage

Appliances            Central Air Conditioner, Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating                Forced Air, Natural Gas

Cooling                Central Air

Has Basement        Yes

Basement             Full, Unfinished

### **Exterior**

Exterior Features    BBQ gas line, Private Entrance, Barbecue

Lot Description       Low Maintenance Landscape

Roof                    Asphalt Shingle

Construction        Cement Fiber Board, Wood Frame

Foundation           Poured Concrete

### **Additional Information**

Date Listed            July 2nd, 2025

Days on Market       20

Zoning                 M-2

HOA Fees              509

HOA Fees Freq.      ANN

### **Listing Details**

Listing Office         RE/MAX First

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