

## 111 Auburn Meadows Place SE Calgary, Alberta

**MLS # A2221580**



# \$662,000

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                                 |               |                   |
| <b>Type:</b>     | Residential/Duplex                         |               |                   |
| <b>Style:</b>    | 4 Level Split, Attached-Side by Side       |               |                   |
| <b>Size:</b>     | 1,733 sq.ft.                               | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 3                                          | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                     |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Interior Lot |               |                   |

|                    |                                                                                                                                        |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                                                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                        | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete                                                                                                                        | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                    |                   |      |

Welcome to your next chapter in the heart of Auburn Bay—Calgary’s favorite lake community! This beautifully maintained former showhome offers more than just curb appeal, with an west-facing backyard and a rare walkout basement backing onto the serene wetlands and pathways—no rear neighbours, just nature and stunning views. Step inside to a thoughtfully designed layout featuring a bright, open-concept main floor. The kitchen boasts a modern layout and a nearly new cooking range (less than 1 year old) with a remaining 2-year warranty, perfect for the home chef. Stay comfortable year-round with central A/C and a brand new humidifier already installed. Upstairs, the bonus room has a custom kids' play zone—perfect as a hideout, reading nook, creative space, or simply a great space for storage. The primary bedroom is a true retreat, with vaulted ceilings that add an airy, spacious feel, and plenty of natural light. The finished walkout basement adds extra living and entertaining space, ideal for growing families or guests including a 4 piece bathroom. Outside, enjoy direct access to peaceful walking trails, a nearby dog park, and picturesque views of the pond and wetlands. You’re just minutes from Stoney Trail, making commutes a breeze, and walking distance to both Auburn Bay and the Mahogany Village Market—shopping, restaurants, recreation, and more. Families will love the convenience of having highly regarded schools right in the community, along with access to the lake, beach, tennis courts, and year-round community activities. Don’t miss your chance to own a lifestyle—not just a home.