

230 Auburn Meadows Manor SE Calgary, Alberta

MLS # A2250403



\$499,999

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,471 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Close to Clubhouse, Few Trees, Lake		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 274
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Mixed, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: none

Welcome to this immaculate, move-in ready townhome nestled in the heart of Auburn Bay, one of Calgary's most desirable lake communities. Thoughtfully designed with style and functionality in mind, this home features 2 spacious bedrooms, 2.5 bathrooms, and a double-attached garage. Step inside and be greeted by bright, open-concept living where oversized south-facing windows fill the home with natural light. The modern kitchen showcases full-height cabinetry, quartz countertops, stainless steel appliances including a gas range, and a generous island that flows seamlessly into the dining and living areas—perfect for entertaining or everyday living. Upstairs, you'll find two beautifully appointed primary suites, each with walk-in closets and private ensuite baths finished with quartz countertops and elegant tile details. A convenient laundry room completes the upper level, offering both style and practicality. The lower level provides direct access to the garage along with flexible space ideal for a home office, gym, or extra storage. Additional features include luxury vinyl plank flooring, upgraded carpeting, air conditioning, smart thermostat, and a tankless hot water system—showcasing both comfort and efficiency. Outside, enjoy your private patio and take advantage of year-round Auburn Bay lake access, offering sandy beaches, skating rinks, sports courts, and scenic walking paths. With close proximity to schools, shopping, South Health Campus, and major roadways, this home offers the perfect balance of lifestyle and convenience. Don't miss the opportunity to own in this sought-after community—schedule your showing today!