

# \$919,900 - 88 Auburn Meadows Crescent Se, Calgary

MLS® #A2214655

**\$919,900**

3 Bedroom, 3.00 Bathroom, 2,383 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Step into luxury in the heart of the vibrant, family-friendly lake community of Auburn Bay! This stunning two-storey home combines high-end finishes with functional design, creating the perfect retreat for modern living.

On the main floor, youâ€™ll find a bright and airy open-concept layout enhanced by 9-foot ceilings and oversized triple-pane windows that flood the space with natural light. Gorgeous engineered hardwood flooring runs throughout, adding warmth and sophistication to every corner. The chef-inspired kitchen is a true showstopper, featuring a massive quartz island, full-height cabinetry, and a spacious walk-through pantry â€“ ideal for entertaining or simply making everyday life a little easier.

Upstairs, the home continues to impress with three generously sized bedrooms, including a luxurious primary suite with breathtaking mountain and downtown views. Two full bathrooms with sleek, modern finishes and a convenient powder room on the main floor add style and practicality. A massive bonus room offers endless possibilities â€“ whether you envision a cozy family movie space, a home gym, or a quiet office retreat.

The oversized attached garage is a rare and valuable find, easily accommodating two vehicles and a camping trailer. Out back, the west-facing yard offers the ultimate in privacy, backing onto an open field with no rear



neighbors. Enjoy long summer evenings soaking up the sun or hosting gatherings on your beautiful dura deck while taking in the serene views.

Location-wise, it doesn't get better than this. You're within walking distance to both new public elementary and middle schools, as well as a nearby Catholic elementary school. Three playgrounds are just a short walk away, offering plenty of fun for families. You're also only five minutes from the Auburn Bay shopping area and ten minutes from South Health Campus. And of course, Auburn Bay residents enjoy access to the lake, parks, ponds, and scenic walking paths.

With its thoughtful design, premium features, and unbeatable location, this property is truly a must-see. Don't miss your chance to call it home – book your private tour today!

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214655    |
| Price          | \$919,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,383       |
| Acres          | 0.09        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 88 Auburn Meadows Crescent Se |
| Subdivision | Auburn Bay                    |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3M 2E3                       |

### **Amenities**

|                |                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Dog Park, Playground, Recreation Facilities                                                                                                                            |
| Parking Spaces | 4                                                                                                                                                                                 |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, In Garage Electric Vehicle Charging Station(s), Oversized, Private Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                                                                                                                                 |

### **Interior**

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings                                 |
| Heating           | Forced Air                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                   |
| Fireplaces        | Gas, Living Room                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                    |

### **Exterior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot, Views, Yard Lights |
| Roof              | Asphalt Shingle                                                                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                                                                             |
| Foundation        | Poured Concrete, Pillar/Post/Pier                                                                                                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 54               |

|                |     |
|----------------|-----|
| Zoning         | R-G |
| HOA Fees       | 509 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.