

# \$477,500 - 45 Auburn Meadows Way Se, Calgary

MLS® #A2235599

**\$477,500**

2 Bedroom, 3.00 Bathroom, 1,260 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome home to this stunning townhouse located in the highly sought-after lake community of Auburn Bay, offering low condo fees and an unbeatable lifestyle! As you step inside, youâ€™re welcomed by soaring vaulted ceilings and custom California shutters that add elegance and privacy throughout the home. The entryway and bathroom feature beautiful slate flooring, adding a touch of natural style and durability. The modern kitchen is a chefâ€™s dream, complete with granite countertops, stainless steel appliances, a brand new dishwasher, and ample cabinetry for generous storage. A few steps up, youâ€™ll find a convenient half bath, leading to the upper level that boasts two spacious primary bedroom suites, each with large closets and their own 4-piece en-suite with sleek quartz vanity tops, plus a laundry closet with full-size washer and dryer for added convenience. The lower level includes a welcoming front entry with a coat closet and direct access to the double attached garage, offering room for a full-size vehicle and plenty of extra storage. This home also features two private outdoor living spaces, an upper deck. Perfect for summer entertaining, and a lower concrete patio is ideal for relaxing with a BBQ gas line. Conveniently located within walking distance to shopping, schools, parks, transit, and the lake, this thoughtfully upgraded home is ready for you to move in and enjoy. Welcome to your new home in Auburn Bay!



Built in 2015

### Essential Information

MLS® #	A2235599
Price	\$477,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	45 Auburn Meadows Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H8

### Amenities

Amenities	None
Parking Spaces	3
Parking	Asphalt, Double Garage Attached, Paved, Garage Door Opener, Garage Faces Rear, Insulated, On Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Partial, Unfinished

**Exterior**

Exterior Features      Balcony

Lot Description        Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, City Lot, Reverse Pie Shaped Lot

Roof                      Asphalt Shingle

Construction          Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             June 29th, 2025

Days on Market        75

Zoning                   DC

HOA Fees                508

HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX Real Estate (Mountain View)

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