

# \$510,000 - 148 Auburn Meadows Walk Se, Calgary

MLS® #A2223421

**\$510,000**

3 Bedroom, 2.00 Bathroom, 1,358 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE SAT, MAY 24, FROM 12PM - 2PM. Welcome to this stunning 3 bed, 2 bath TOP FLOOR END-UNIT townhouse in the sought after lake community of Auburn Bay!

This rare corner unit bungalow is flooded with natural light and features an open-concept layout with 9ft ceilings and laminate flooring throughout the main living space. The executive kitchen boasts rich cabinetry, quartz countertops, tile backsplash, a large pantry, fridge with water line, and upgraded stainless steel appliances including a gas range. With a large kitchen island you will enjoy cooking dinners and hosting in this space. The bright living room includes a cozy fireplace and wall to wall windows dressed with high-end zebra blinds. The primary bedroom offers a spacious walk-in closet and a 3pc ensuite with quartz counters and a shower fitted with tiles to the ceiling. Two additional bedrooms provide flexibility for guests, kids, or a home office. All three bedrooms come with up/down blackout blinds for style and comfort. A 4pc main bathroom, and a large laundry room with a feature wood folding station add to the convenience of this beautifully designed townhouse. Downstairs, enjoy a flexible bonus space perfect for a gym, storage, or future mudroom. Step outside onto the large 25'x8' southeast-facing balcony with a BBQ gas hookup, perfect for summer evenings. Additional features include A/C, water softener, and a DOUBLE attached garage. Located within walking distance to Co-Op



groceries, schools, playgrounds, Auburn Bay's off-leash dog park, and just minutes from South Health Campus and all Seton/Mahogany amenities. With easy access to Stoney Trail and just 20 minutes to downtown, the location is unbeatable. As a resident, enjoy year-round access to Auburn Bay's private lake, beaches, splash park, skating rinks, and more. Don't miss this opportunity to call this place your own!

Built in 2015

**Essential Information**

MLS® #	A2223421
Price	\$510,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,358
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	148 Auburn Meadows Walk Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E7

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated

# of Garages 2

## Interior

Interior Features Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Finished, Partial

## Exterior

Exterior Features Balcony, Courtyard, Lighting, Private Entrance

Lot Description Back Lane, Few Trees, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 22nd, 2025

Days on Market 10

Zoning DC

HOA Fees 509

HOA Fees Freq. ANN

## Listing Details

Listing Office Real Broker

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