

\$514,900 - 222 Auburn Meadows Manor Se, Calgary

MLS® #A2205403

\$514,900

3 Bedroom, 3.00 Bathroom, 1,224 sqft
Residential on 0.02 Acres

Auburn Bay, Calgary, Alberta

IMMACULATE END-UNIT TOWNHOME IN AUBURN BAY! Welcome to this stunning end-unit townhome in the sought-after, four-season lake community of Auburn Bay! Built by the highly regarded Brookfield Residential, this home features the award-winning "Carmine"™ floor plan, offering thoughtful design, premium finishes, and a spacious patio—perfect for enjoying warm summer days.

Step inside and be impressed by the meticulous attention to detail. Luxury vinyl plank flooring, custom drapes, and additional end-unit windows fill the space with natural light. The beautifully designed kitchen boasts extended soft-close cabinetry, stainless steel appliances, quartz countertops, and an oversized island with seating for four. The open-concept dining and living area provides the perfect space for entertaining.

Upstairs, you'll find three bedrooms, including a spacious master suite that easily fits a king-size bed. The master also features a walk-in closet and a beautifully appointed ensuite with a walk-in shower and quartz countertops. The additional two bedrooms are generously sized and share a stylish main bathroom.

The lower level offers flexibility for a home gym, media room, or extra storage and leads to the double-attached garage, keeping your



vehicles warm in the winter. Outside, enjoy a south-facing, fenced front yard that opens onto a community green space.

Living in Auburn Bay means access to the lake, beaches, playgrounds, sports courts, skating rinks, and year-round activities. With schools, shopping on 130th, South Health Campus, and easy access to Stoney and Deerfoot Trail—plus the future Green Line—this home is in a prime location.

Move-in ready and full of exceptional value—book your showing today!

Built in 2021

Essential Information

MLS® #	A2205403
Price	\$514,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,224
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	222 Auburn Meadows Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S1

Amenities

Amenities	Beach Access, Visitor Parking, Game Court Interior
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partially Finished, Partial

Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	45
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
----------------	------------------------

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.