

# \$769,900 - 223 Auburn Meadows Crescent Se, Calgary

MLS® #A2253431

**\$769,900**

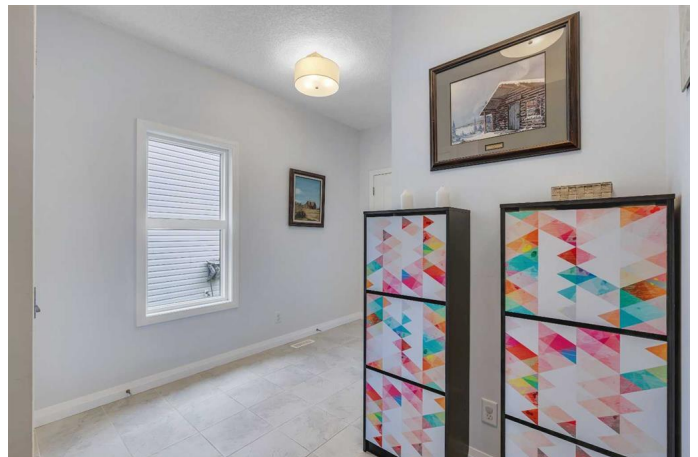
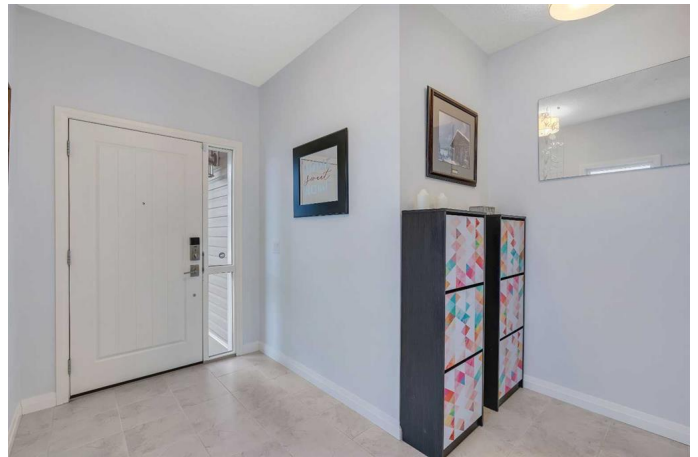
3 Bedroom, 3.00 Bathroom, 2,156 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to 223 Auburn Meadows Crescent, a beautifully upgraded and air-conditioned home in one of Calgary's most sought-after lake communities! Step inside to a spacious, titled front entry that flows into the main level, highlighted by hardwood floors and 9 ft. knockdown ceilings. The chef's kitchen boasts quartz countertops, tiled backsplash, gas cooktop, built-in wall oven and microwave, a newer fridge, brand-new dishwasher, full-height cabinetry, and a walk-in pantry. The adjacent dining area is a great size for gatherings, and the family room includes an inviting gas fireplace. A convenient powder room completes the main floor. Upstairs, the primary bedroom is a true retreat, and the huge ensuite features double sinks, double closets, a relaxing soaker tub, and a separate shower. A spacious bonus room separates the two generously sized additional bedrooms. The laundry room is also conveniently located on this level. The basement awaits your future development, with two large windows and bathroom rough-ins already in place. Outside, the backyard is fully fenced and landscaped with a deck with a gas line hookup. Enjoy the chance to call one of Calgary's most desirable lake communities home—just minutes from schools, shopping, and with quick access to both Stoney and Deerfoot Trail!

Built in 2015



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253431    |
| Price          | \$769,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,156       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 223 Auburn Meadows Crescent Se |
| Subdivision | Auburn Bay                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3M 2E2                        |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Other                                                |
| Parking Spaces | 2                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                    |

## Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer                                              |
| Heating           | Forced Air                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                |

|              |                                 |
|--------------|---------------------------------|
| Fireplaces   | Gas, Living Room, Mantle, Stone |
| Has Basement | Yes                             |
| Basement     | Full, Unfinished                |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                             |
| Lot Description   | Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                        |
| Construction      | Stone, Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 12                  |
| Zoning         | R-G                 |
| HOA Fees       | 509                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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