\$529,900 - 25 Auburn Meadows Link Se, Calgary

MLS® #A2213856

\$529,900

2 Bedroom, 3.00 Bathroom, 1,175 sqft Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

Open house this Saturday, 10am-12pm! Step into this beautifully maintained two-bedroom, three-bathroom home that combines modern style with everyday comfort. Thoughtfully designed with luxury vinyl plank flooring throughout, this bright and airy home welcomes you with a spacious living room highlighted by large north-facing windowsâ€"keeping things naturally cool through the warmer months.

The open dining area connects easily to a stylish, functional kitchen where stainless steel appliances, quartz countertops, and ample storage space make cooking easy. A south-facing window over the sink fills the space with warm, natural light all day long. A convenient two-piece bathroom completes the main floor.

Upstairs, both bedrooms offer privacy and comfort, each featuring its own ensuite and walk-in closet. The primary suite includes a four-piece bath with a deep soaker tub, while the second bedroom boasts a three-piece ensuite, making it ideal for guests or shared living.

Enjoy the large, fully fenced, south-facing backyard with a concrete patioâ€"perfect for summer barbecues or lounging in the sun. Whether you're entertaining on the concrete patio, barbecuing on the weekends, or tending to a garden, this sun-filled outdoor space is a true extension of the home. A handy storage shed adds room for bikes, tools, or seasonal items, and two rear parking pads provide







added convenience and ease of access. All this is located in the sought-after, amenity-rich community of Auburn Bayâ€"just minutes from playgrounds, schools, shopping, a dog park, walking paths, and exclusive access to the Auburn Bay lake, which is perfect for swimming, paddleboarding, kayaking, and even fishing in the summer, with skating available during the winter months. It's a lifestyle you can enjoy year-round. Residents also enjoy Auburn House, a private facility featuring a gymnasium, banquet hall, and year-round programs and events for all ages. Outdoor amenities include scenic walking paths, parks, playgrounds, sports courts, a toboggan hill, and designated picnic areasâ€"everything you need to enjoy an active and connected lifestyle. This one checks all the boxesâ€"schedule your

private showing today and come see why this

Built in 2015

home stands out!

Essential Information

MLS® # A2213856 Price \$529,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,175

Acres 0.07

Year Built 2015

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 25 Auburn Meadows Link Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 2E6

Amenities

Amenities Beach Access, Clubhouse, Other, Park, Playground, Recreation

Facilities, Picnic Area

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters,

Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 25th, 2025

Days on Market 5

Zoning R-G

HOA Fees 509

HOA Fees Freq. ANN

Listing Details

Listing Office Coldwell Banker Mountain Central

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