

# \$649,000 - 107 Auburn Meadows Place Se, Calgary

MLS® #A2224363

**\$649,000**

3 Bedroom, 3.00 Bathroom, 1,700 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Charming 4-Level Split Duplex with Sunset Oasis & Private Pond Views.

Welcome to your dream retreat! This beautifully maintained 1,700 sq. ft. Duplex offers 3 Bedrooms., 2.5 baths and A Bonus Room. The perfect blend of comfort, privacy, and scenic living. Nestled in a serene neighborhood, this home boasts a west-facing backyard with gorgeous sunset views from a spacious two-level deck, perfect for entertaining or unwinding in your own peaceful oasis. Backing onto a tranquil walking path and pond, the backyard feels like a private escape, surrounded by lush trees that provide both shade and seclusion. Whether it's morning coffee or evening wine, the views from the deck are truly something special.

Inside, the split-level layout provides a functional flow with separate living spaces for ultimate versatility. Bright, inviting interiors with large windows bring in natural light and showcase the stunning outdoor scenery year-round. Key Features:

- 1,700 sq. ft. of well-designed living space with Central AC.

- Four-level split layout for maximum flexibility.

- West-facing backyard with vibrant sunset views.

- Expansive two-level deck for outdoor living & entertaining.

- Backs onto walking path and pond "no rear neighbors!"

- Great Proximity to shopping, amenities ,



and major routes.

Whether you're a family looking for room to grow or a couple wanting the perfect blend of nature and modern living, this home offers it all. Don't miss your chance to own this rare gem! Book your private showing today and step into the lifestyle you deserve! Check out the Virtual Tour.

Built in 2016

### Essential Information

MLS® #	A2224363
Price	\$649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,700
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### Community Information

Address	107 Auburn Meadows Place Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2H5

### Amenities

Amenities	Dog Park, Park, Party Room, Playground, Recreation Facilities, Beach Access, Clubhouse, Picnic Area
Parking Spaces	3
Parking	Driveway, Garage Door Opener, On Street, Front Drive, Single Garage

	Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Private, Rectangular Lot, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 27th, 2025
Days on Market	13
Zoning	R-2M
HOA Fees	509
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Grand Realty
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