

# \$639,900 - 23 Auburn Meadows Gardens Se, Calgary

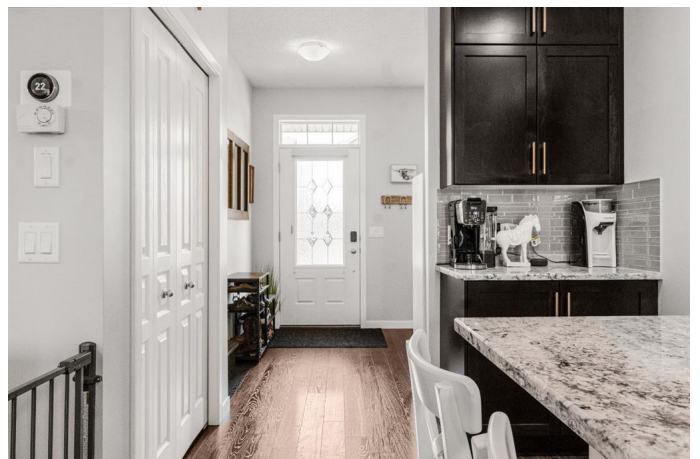
MLS® #A2236483

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,703 sqft  
Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

**\*\*OPEN HOUSE - JULY 19, 2025 1:00 P.M. - 3:00 P.M.\*\*.** Welcome to this charming home nestled in the highly sought-after lake community of Auburn Bay, this beautifully maintained home offers the perfect blend of comfort, function, and charm. With three spacious bedrooms and 2.5 bathrooms, itâ€™s an ideal space for families or anyone looking to settle into a vibrant, amenity-rich neighbourhood. As you enter, there is a spacious foyer waiting to welcome guests. As you continue, youâ€™re immediately welcomed by a bright and open-concept main floor that invites you to feel right at home. The kitchen is the heart of the space, thoughtfully designed with granite countertops, a walk-in pantry, and plenty of room to create delicious meals and gather with loved ones. From there, the layout flows effortlessly into the dining area and cozy living room, where a charming fireplace sets the perfect ambiance for quiet evenings or lively get-togethers. Itâ€™s a space made for connection, comfort, and making memories. Upstairs, a versatile bonus room offers the perfect spot for movie nights, a playroom, or simply relaxing with a good book. The primary bedroom is a peaceful retreat, featuring a spa-like ensuite with a separate soaker tub and shower, plus a generous walk-in closet. Two additional bedrooms and a full bathroom complete the upper level, providing plenty of space for family and guests. The unfinished basement is a blank canvasâ€”ready for your personal touch and



already equipped with roughed-in plumbing, giving you endless possibilities to create the space of your dreams. Located just minutes from the lake, parks, schools, and a wide range of shopping, schools and dining options, this home offers more than just a place to live—it offers a lifestyle. Whether you're enjoying a day at the beach, walking along scenic trails, or simply relaxing in your new home, you'll love everything Auburn Bay has to offer. This is more than a home—it's your next chapter. Welcome!

Built in 2015

**Essential Information**

MLS® #	A2236483
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,703
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	23 Auburn Meadows Gardens Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2H8

**Amenities**

Amenities	Beach Access, Clubhouse, Picnic Area
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Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 7th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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