

# \$614,999 - 79 Auburn Meadows Gardens Se, Calgary

MLS® #A2175796

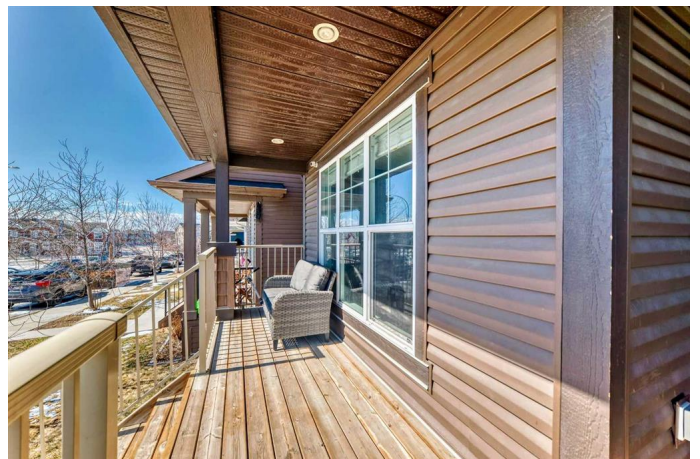
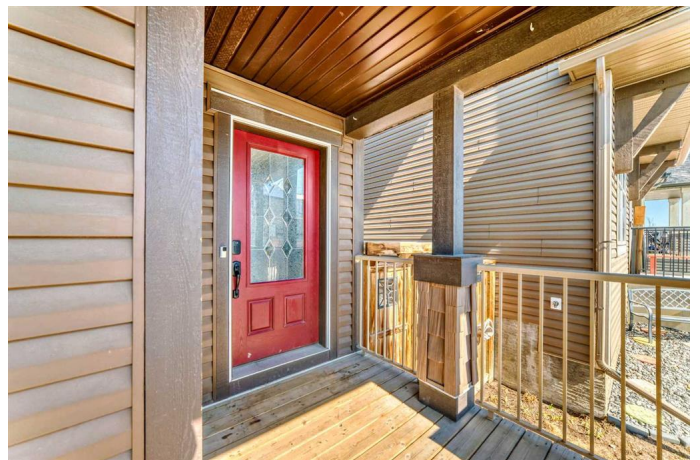
**\$614,999**

4 Bedroom, 4.00 Bathroom, 1,315 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome home to this perfectly located home directly across the street from a park and a quiet cul-de-sac that is also a short walk to a multitude of area amenities! As you enter this home you have an open floor plan, hardwood flooring throughout most of the main floor, a living room in the front of the house that is sunny and warm all day long with tons of natural light, a dining area in the middle and then the kitchen at the back of the house with a view to the back yard. The kitchen has plenty of cabinet and counter space, a pantry, black appliances and tiled backsplash. The main floor is finished off with a half bath for your convenience! Upstairs features 3 bedrooms with the primary bedroom boasting a full ensuite bathroom and a walk in closet, the other 2 bedrooms are a good size and share the other full bathroom. The basement is fully finished and has a great rec room, a 4th bedroom and another full bathroom! The yard has been revamped with an amazing deck space, a patio area to relax in and a spot for the kids to play with artificial turf as well as a double parking pad and space for a future double garage! This home is in a great community with easy access to the restaurants, pubs, shops in Auburn Bay AND Mahogany, the off leash dog park, easy access to Stoney and Deerfoot Trails, the hospital, the awesome year round LAKE, the YMCA, VIP theatre and so much more! Come and have a look and make this your new home!



Built in 2016

## Essential Information

MLS® #	A2175796
Price	\$614,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,315
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	79 Auburn Meadows Gardens Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0T5

## Amenities

Amenities	Beach Access
Parking Spaces	2
Parking	Parking Pad, Off Street

## Interior

Interior Features	Kitchen Island, Laminate Counters, Pantry, Storage, Walk-In Closet(s), No Smoking Home, Open Floorplan
Appliances	Dishwasher, Freezer, Refrigerator, Window Coverings, Dryer, Electric Stove, Microwave Hood Fan, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	November 1st, 2024
Days on Market	117
Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.