

# \$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

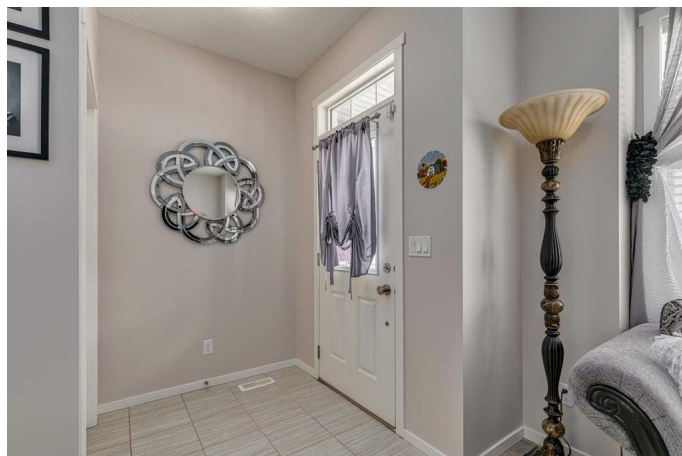
Auburn Bay, Calgary, Alberta

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 windows—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 patio—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 Bay—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 areas—everything you need to enjoy an active and connected lifestyle.

This one checks all the boxes—schedule your private showing today and come see why this home stands out!

Built in 2015

### **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, Picnic Area, Playground, Recreation Facilities
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	2
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Coldwell Banker Mountain Central
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