



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**230 Auburn Meadows Manor SE**  
**Calgary, Alberta**

**MLS # A2250403**



**\$525,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Close to Clubhouse, Few Trees, Lake		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Wood Frame	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** none

OPEN HOUSE, SATURDAY AUG 30 FROM 130PM TO 330PM AND SUNDAY AUG 31 FROM 11AM TO 1PM. Welcome to this immaculate, move-in ready townhome nestled in the heart of Auburn Bay, one of Calgary's most desirable lake communities. Thoughtfully designed with style and functionality in mind, this home features 2 spacious bedrooms, 2.5 bathrooms, and a double-attached garage. Step inside and be greeted by bright, open-concept living where oversized south-facing windows fill the home with natural light. The modern kitchen showcases full-height cabinetry, quartz countertops, stainless steel appliances including a gas range, and a generous island that flows seamlessly into the dining and living areas—perfect for entertaining or everyday living. Upstairs, you'll find two beautifully appointed primary suites, each with walk-in closets and private ensuite baths finished with quartz countertops and elegant tile details. A convenient laundry room completes the upper level, offering both style and practicality. The lower level provides direct access to the garage along with flexible space ideal for a home office, gym, or extra storage. Additional features include luxury vinyl plank flooring, upgraded carpeting, air conditioning, smart thermostat, and a tankless hot water system—showcasing both comfort and efficiency. Outside, enjoy your private patio and take advantage of year-round Auburn Bay lake access, offering sandy beaches, skating rinks, sports courts, and scenic walking paths. With close proximity to schools, shopping, South Health Campus, and major roadways, this home offers the perfect balance of lifestyle and convenience. Don't miss the opportunity to own in this sought-after community—schedule your showing today!

Copyright (c) 2025 . Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.