



THE
A-TEAM

**RE/MAX
FIRST**

121 AUBURN MEADOWS Walk, Calgary T3M0T5

MLS®#: **A2171154** Area: **Auburn Bay** Listing Date: **10/10/24** List Price: **\$514,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2014**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,130**
 Low Sqft:
 Ttl Sqft: **1,130**

DOM

8
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Townhouse**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Close to Clubhouse,Creek/River/Stream/Pond,Lake,Front Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Standard,Forced Air**
 Sewer:
 Ext Feat: **Balcony,Playground,Private Entrance**

Construction: **Vinyl Siding,Wood Frame,Wood Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **None,Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Oven,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`1" x 8`2"	4pc Bathroom	Main	5`0" x 8`6"
Bedroom	Main	12`4" x 9`3"	Dining Room	Main	10`7" x 8`7"
Kitchen	Main	12`8" x 12`5"	Laundry	Main	6`4" x 8`6"
Living Room	Main	19`2" x 14`1"	Bedroom - Primary	Main	11`9" x 11`9"
Furnace/Utility Room	Basement	13`4" x 14`4"			

Legal/Tax/Financial

Condo Fee:
\$342

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1412718/43**

Remarks

Pub Rmks: **--- OPEN HOUSE, SATURDAY, OCTOBER 12 FROM 12:00PM - 3:00PM --- Welcome to 121 Auburn Meadows Walk, where every day feels like a retreat! This bright and inviting bungalow-style townhome offers over 1,130 square feet of living space, all on one level—ideal for those seeking ease and comfort. Perfectly located across from Auburn Station shopping and just a short walk from Auburn Bay's 43-acre lake, private parks, and beaches, this home provides the ultimate blend of convenience and lakeside living. Whether you're a first-time homebuyer, a downsizer, or an investor, this property has everything you need. The master bedroom features a walk-in closet and 3-piece ensuite, offering privacy and relaxation. A second bedroom, full 4-piece bathroom, and large laundry room provide plenty of space and storage. The open-concept design, with its beautiful hardwood floors and large windows, creates a bright and spacious atmosphere throughout. The kitchen, complete with white shaker cabinets, stone countertops, and stainless steel appliances, flows seamlessly into a cozy dining area and a roomy living space. Enjoy the outdoors with two patios—one at the front and one at the back, perfect for relaxing or entertaining. With a new air conditioner (installed in 2022) and a double attached garage, this home offers year-round comfort and convenience. These specific townhomes in Auburn Bay rarely become available—don't miss your chance to live in this sought-after lakeside community!**

Inclusions:
Property Listed By: **Garage Door Opener
Charles**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







