



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**206 AUBURN MEADOWS Walk, Calgary T3M 2E7**

MLS®#: **A2174575**      Area: **Auburn Bay**      Listing Date: **10/22/24**      List Price: **\$549,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **10,032 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,336**  
 Low Sqft:  
 Ttl Sqft: **1,336**

DOM

**7**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`8" x 11`6"	3pc Ensuite bath	Main	8`7" x 4`11"
Walk-In Closet	Main	8`8" x 4`8"	4pc Bathroom	Main	8`7" x 4`11"
Bedroom	Main	9`3" x 10`2"	Laundry	Main	5`3" x 6`5"
Furnace/Utility Room	Main	2`10" x 2`11"	Bedroom	Main	8`3" x 12`7"
Kitchen	Main	12`7" x 12`7"	Dining Room	Main	11`11" x 8`7"
Living Room	Main	14`0" x 19`8"	Balcony	Main	7`6" x 25`0"
Entrance	Lower	5`10" x 5`2"	Den	Basement	8`8" x 9`9"

<b>Other</b>	<b>Basement</b>	<b>6`8" x 4`8"</b>	<b>Storage</b> Legal/Tax/Financial	<b>Basement</b>	<b>5`8" x 7`2"</b>
Condo Fee: <b>\$391</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>DC</b>	
Legal Desc:	<b>1510898</b>		Remarks		
Pub Rmks:	<p><b>Welcome to this rare end unit in the sought-after lake community of Auburn Bay! This spotless 3-bedroom, 2-bathroom top floor townhouse seamlessly blends functionality with luxury, enhanced by an abundance of natural light. The bright, open design, featuring large windows, creates an elegant and inviting space with an extra-large great room and a cozy fireplace. The contemporary kitchen boasts white cabinetry, quartz countertops, a large pantry, and stainless steel appliances, including a new fridge. The primary bedroom offers a spacious walk-in closet and an ensuite with a shower and quartz countertops. Additional highlights include high-end engineered wood flooring in the living areas, a custom electric fireplace, and designer Hunter Douglas up/down blinds for both privacy and style. Enjoy outdoor living on the south-facing 25x8 upper balcony and a concrete patio at ground level. This unit also features central A/C, a central vacuum system, a top-of-the-line water softener, and a partially finished basement connected to a painted double attached garage with a Level 2 EV charger compatible with both J1772 and NACS/Tesla. Situated in a prime location, just steps from supermarkets, shops, banks, and schools, with easy access to Stoney Trail and major roads, this home is a must-see! Don't miss this opportunity—call to view today!</b></p>				
Inclusions: Property Listed By:	<p><b>N/A</b> <b>Engel &amp; Völkers Calgary</b></p>				

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











