



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 Row/Townhouse
City/Town: Calgary
Year Built: 2015
Lot Information
Lot Sz Ar: 10,032 sqft
Lot Shape:

DOM

29
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Kitchen, Living Room, etc. with their respective levels and dimensions.

<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>				

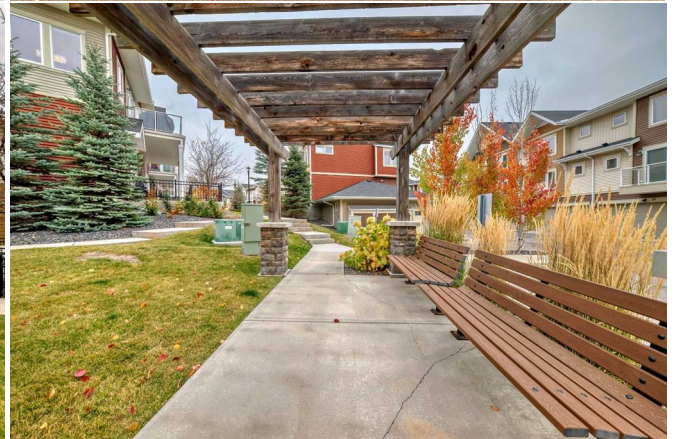
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





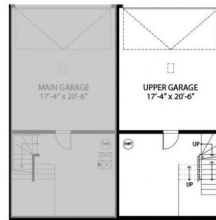








UPPER FLOOR STANDARD  
1388 sq. ft.



BASEMENT/GARAGE

