

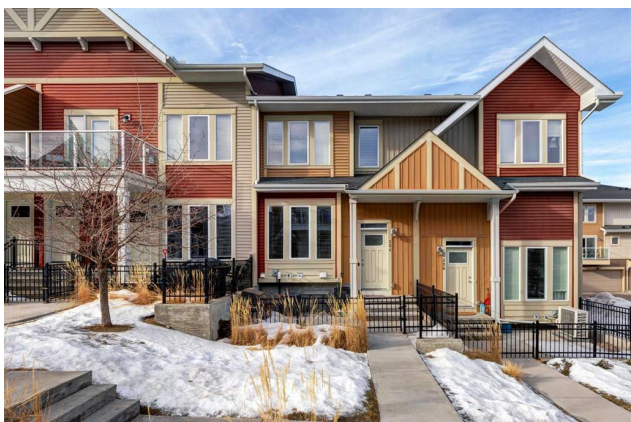


THE
A-TEAM

**RE/MAX
FIRST**

224 AUBURN MEADOWS Walk, Calgary T3M 2E7

MLS®#: **A2188504** Area: **Auburn Bay** Listing Date: **01/24/25** List Price: **\$519,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2016**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,232**
 Low Sqft:
 Ttl Sqft: **1,232**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

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

Access:

Lot Feat: **City Lot,Few Trees,Front Yard,Low Maintenance Landscape,Landscaped,Other,Views**
 Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`8"
Foyer	Main	6`7" x 6`5"
Living Room	Main	13`9" x 13`1"
4pc Ensuite bath	Second	8`2" x 4`11"
Bedroom	Second	13`6" x 8`5"
Laundry	Basement	13`10" x 12`6"
Balcony	Main	8`3" x 3`10"

Room	Level	Dimensions
Dining Room	Main	13`9" x 5`10"
Kitchen	Main	13`9" x 13`5"
4pc Bathroom	Second	8`0" x 5`0"
Bedroom	Second	9`10" x 8`6"
Bedroom - Primary	Second	13`8" x 10`10"
Storage	Basement	7`11" x 6`1"

Condo Fee:
\$339

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1510898**

Remarks

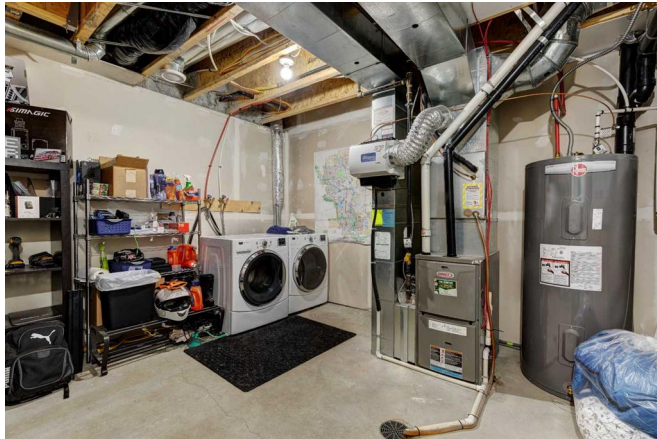
Pub Rmks: **HOME SWEET HOME! Welcome to this wonderful 3 bedroom, 2.5 bathroom Townhouse with a double attached garage and central air conditioning located in Calgary's premiere lake community of Auburn Bay. This is the perfect opportunity for first-time home buyers and investors alike. Stepping inside you will be impressed by the open-concept living space featuring 9-foot ceiling and engineered hardwood flooring on the main floor. The large living room features oversized windows drenching the space in natural sunlight and flowing seamlessly into the dining and kitchen areas. The gourmet kitchen boasts ample cabinet space, granite countertops, a granite island with a convenient breakfast bar, a pantry, and a spacious island. Heading upstairs, the primary bedroom serves as a private retreat with a walk-in closet and your own elegant 4 piece ensuite bathroom. Two additional bedrooms and a full bathroom provide comfort and privacy for family or guests. Enjoy a ground-level patio facing green space that gives you plenty of space to BBQ and entertain and a spacious balcony located off the kitchen. Additional features include central air conditioning, storage in the basement and double garage. This unbeatable location is just a quick walk to Auburn Bay Lake and the beach with many year-round amenities to enjoy including swimming, fishing, ice fishing, boating, playgrounds, recreational facilities, tennis courts and beach volleyball courts. It's also steps from shopping, schools, restaurants, public transportation, close access to Fish Creek Park and major roadways. This home is a MUST VIEW, book your private viewing of this GEM today!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







224 Auburn Meadows Walk SE, Calgary, AB

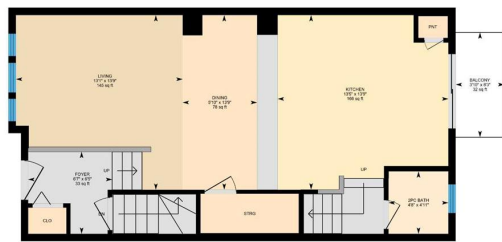
Main Floor Interior Area 579.16 sq ft

224 Auburn Meadows Walk SE, Calgary, AB

2nd Floor Interior Area 543.55 sq ft

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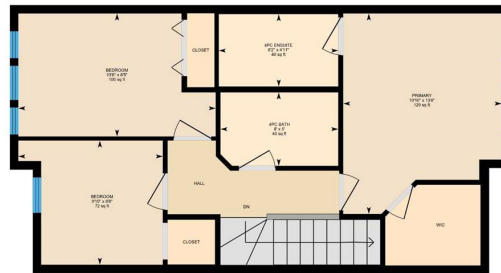
Basement (Below Grade) Exterior Area 265.24 sq ft
Interior Area 219.31 sq ft
Excluded Area 376.01 sq ft



0 1 2 3 4 m

PREPARED: 2020/10/14

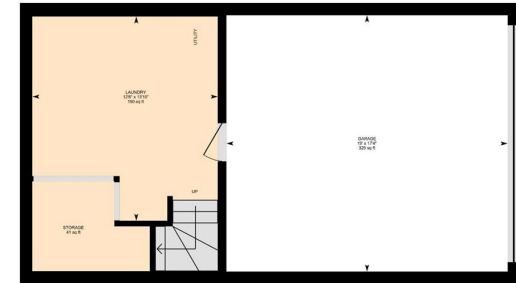
White regions are excluded from total floor area in OSQ/CE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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