



THE
A-TEAM

**RE/MAX
FIRST**

206 AUBURN MEADOWS Walk, Calgary T3M 2E7

MLS®#: **A2189854** Area: **Auburn Bay** Listing Date: **01/24/25** List Price: **\$529,000**
 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: Finished Floor Area
 Lot Shape: Abv Sqft: **1,336**
 Low Sqft:
 Ttl Sqft: **1,336**

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

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile, Vinyl, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, 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"
Loft	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"	Flex Space	Basement	8`8" x 9`9"

Furnace/Utility Room

Basement

6`8" x 4`8"

Storage
Legal/Tax/Financial

Basement

5`8" x 7`2"

Condo Fee:
\$391

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1510898**

Remarks

Pub Rmks: **Discover modern living in this 3-bedroom, 2-bathroom end-unit bungalow townhouse with a double attached garage, located in the sought-after lake community of Auburn Bay. Step into the bright, open-concept living space featuring 9-foot ceilings, engineered hardwood flooring, and large windows. The spacious great room, highlighted by a cozy custom electric fireplace, flows seamlessly into the dining and kitchen areas. The gourmet kitchen boasts white cabinetry, quartz countertops, a large pantry, a spacious island, and stainless steel appliances, including a new fridge. The primary suite serves as a private retreat with a walk-in closet and spa-inspired ensuite featuring quartz countertops and an elegant shower. Two additional bedrooms and a full bathroom provide comfort and privacy for family or guests. Enjoy outdoor living with an oversized south-facing balcony (25'x8') and a ground-level patio. This home also includes central air conditioning, a central vacuum system, a premium water softener, and a partially finished basement. The painted double garage is EV-ready with a Level 2 charger compatible with both J1772 and NACS/Tesla. Ideally located, this home is steps from Auburn Bay Lake, parks, schools, and numerous amenities, including shops, restaurants, the YMCA, and South Health Campus hospital. Quick access to Stoney Trail and major roads makes commuting effortless. Don't miss this opportunity to own a modern and elegant home in a family-friendly community. Call today to book your viewing!**

Inclusions:
Property Listed By: **N/A
Engel & Völkers Calgary**

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











