



THE
A-TEAM

**RE/MAX
FIRST**

209 AUBURN MEADOWS Drive, Calgary T3M 2S1

MLS®#: **A2196955** Area: **Auburn Bay** Listing Date: **02/25/25** List Price: **\$529,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **882 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,263**
 Low Sqft:
 Ttl Sqft: **1,263**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Few Trees,Front Yard,Lake,Landscaped**
 Park Feat: **220 Volt Wiring,Double Garage Attached,Garage Door Opener,Heated Garage,In Garage Electric Vehicle Charging Station(s),Insulated**

Utilities and Features

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

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Range,Humidifier,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings**

Int Feat: **Bidet,Breakfast Bar,Ceiling Fan(s),Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| 2pc Bathroom | Main | 4`10" x 4`9" |
| Kitchen | Main | 17`2" x 9`1" |
| 3pc Ensuite bath | Upper | 7`9" x 5`0" |
| Bedroom | Upper | 8`4" x 10`10" |
| Bedroom - Primary | Upper | 10`11" x 12`0" |

| Room | Level | Dimensions |
|--------------|-------|----------------|
| Dining Room | Main | 12`10" x 10`4" |
| Living Room | Main | 10`6" x 13`2" |
| 4pc Bathroom | Upper | 7`9" x 5`0" |
| Bedroom | Upper | 8`10" x 10`8" |

Condo Fee:
\$274

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1710156**

Remarks

Pub Rmks: **Eloquent in design, this open concept townhome with show-home worthy finishes has all the comforts one could ever need. With 3 bedrooms, double attached finished garage and basement for storage this is the home you have been waiting for! You will immediately be impressed by the finishes and details of this home as it has had light use and shows brand new (still has the new home smell!) Every square inch has been thoughtfully designed and upgraded. You will love the plethora of natural light from the south facing oversized windows and enjoy the open concept design which has seamless transitions from room to room making entertaining effortless. The kitchen and dining areas are located on the upper main creating an open space that overlooks the large living area on the lower main making it perfect for entertaining, or a place to retreat. The kitchen is beautifully finished with timeless full height white cabinetry, tile backsplash, under cabinet lighting, built-in microwave (the only one in the complex to have it!) hood fan, pantry, quartz countertops, stainless-steel appliances including a gas range and an eating bar. Upstairs has a great layout with the primary bedroom to have the same upgraded laminate floors as the main floor, walk-in closet, ceiling fan and its own private 3pc ensuite. The ensuite has your walk in shower with full height tile, matching medicine cabinet and vanity and beautiful custom tile flooring. The two kids rooms have great closet space and are close to the 4pc bathroom. The bathroom has a tub/shower with tile to the ceiling as well as the matching medicine cabinet and vanity like the rest of the home. Upper laundry room is a game changer but even more is the upgraded doors from bifold doors!! The laundry is stacked to give you all the room for your storage needs and tile flooring. The lower level has been finished with detail into ample storage and clean white epoxy floors. A few steps up from here you will find a rear entry to your attached double garage that is fully finished with epoxy floors, heated with a smart thermostat and EV charging station for your electric vehicle! Upgrades include This stunning townhouse is loaded with many upgrades and countless amenities. Which includes air-conditioning, tankless-instant water heater, water softener, Ecobee Smart Thermostat, LED light fixtures, smart home controlled light switches and dimmers throughout, laminate flooring, ring doorbell, branded appliances, outside gas line installed for BBQ, upgraded kitchen sink, quartz countertop in kitchen and all washrooms, upgraded smart motorized roller window coverings, central air conditioning, carpet and underlay. Every square inch of this home is finished and customized and has been thoughtfully constructed and immaculately maintained with excellent design choices, you will love this home! Nicely located in a lake community and very close to all amenities that Auburn Bay, Mahogany and Seton have to offer. Book your showing and come on Buy**

Inclusions: **None**
 Property Listed By: **RE/MAX House of Real Estate**

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











