



THE
A-TEAM

**RE/MAX
FIRST**

215 AUBURN MEADOWS Place, Calgary T3M 2H6

MLS® #: **A2200444** Area: **Auburn Bay** Listing Date: **03/07/25** List Price: **\$655,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2017**
 Lot Information
 Lot Sz Ar: **3,304 sqft**
 Lot Shape:

Access:
 Lot Feat: **Landscaped,Lawn,Level**
 Park Feat: **Parking Pad,Single Garage Attached**

DOM

29
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 (or more)**
Storey,Attached-Side by Side

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Freezer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s)**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
		Legal/Tax/Financial			

Title: **Fee Simple** Zoning: **R-2M**
 Legal Desc: **1413158**

Remarks

Pub Rmks:

Wonderful 4-Bedroom Home with a South-Facing Backyard. This beautifully designed Morrison home offers 4 bedrooms, 4 bathrooms, and over 2,000 sq. ft. of developed living space, complete with an incredible south-facing backyard. Step inside and be welcomed by an open-concept floor plan that seamlessly connects the main living areas. The modern kitchen features granite countertops, a spacious island, and stainless steel appliances. The adjoining dining space overlooks the large backyard, which boasts a large deck which is perfect for outdoor entertaining. Upstairs, you'll find three generously sized bedrooms, a 4-piece bathroom, and a convenient upstairs laundry. The primary suite is a private retreat, complete with a walk-in closet and a 4-piece ensuite. The fully finished basement offers additional living space, including a rec room, a fourth bedroom, and another 4-piece bathroom, ideal for guests or a growing family. Located just a short walk from shopping, restaurants, grocery stores, bars, and Prince of Peace School, this home is also a quick drive to Westman Village. Don't miss your chance to own this well kept property!

Inclusions:

N/A

Property Listed By:

ROYAL LEPAGE SOLUTIONS

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







