

277 AUBURN MEADOWS Drive, Calgary T3M2S1

MLS®#: **A2203347** Area: **Auburn Bay** Listing Date: **03/17/25** List Price: **\$538,900**
 Status: **Active** County: **Calgary** Change: **-\$1,000, 03-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,479**
 Low Sqft:
 Ttl Sqft: **1,479**

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 and Half Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`10"	Dining Room	Main	13`9" x 7`6"
Kitchen	Main	13`6" x 11`11"	Living Room	Main	14`2" x 12`0"
3pc Ensuite bath	Second	9`4" x 4`11"	4pc Bathroom	Second	7`10" x 5`1"
Bedroom	Second	14`7" x 8`5"	Bedroom	Second	9`6" x 8`4"
Bedroom - Primary	Second	13`8" x 12`2"	Game Room	Lower	14`9" x 13`0"
Furnace/Utility Room	Lower	5`2" x 2`11"			

Legal/Tax/Financial

Condo Fee:
\$283

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1710156**

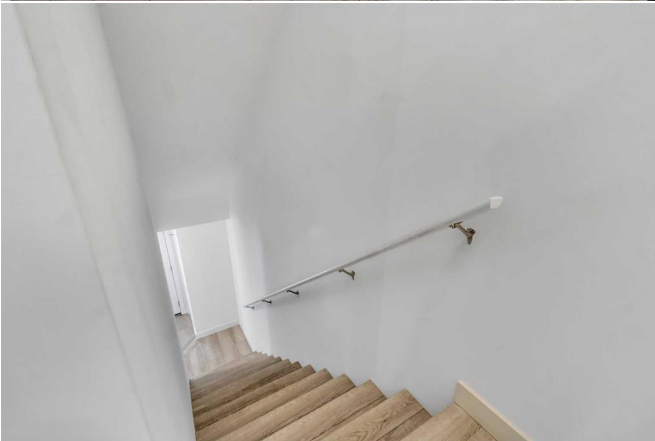
Remarks

Pub Rmks: **Eloquent in design, this stunning open-concept townhome offers all the comforts you've been searching for. Featuring 3 spacious bedrooms, 2.5 Baths and a double attached garage, this home is truly a gem! Upon entering, you'll be immediately impressed by the meticulous finishes and attention to detail. Lightly used and still exuding that new home scent, every square inch has been thoughtfully designed and upgraded. With south-facing oversized windows, natural light floods the home, enhancing the seamless transitions between rooms and making it perfect for entertaining. The main living area features an inviting kitchen and dining space, overlooking the large living room. This layout creates a perfect environment for gatherings or simply relaxing at home. The kitchen is beautifully appointed with timeless full-height cabinetry, a stylish tile backsplash, and stainless-steel appliances that include an exclusive microwave hood fan, gas range, and pantry. The quartz countertops this culinary haven. Upstairs, the well-planned layout includes a primary bedroom that mirrors the upgraded laminate flooring found on the main level, along with a walk-in closet, and a private 3-piece ensuite. The ensuite is a luxurious retreat featuring a walk-in shower with full-height tile and custom tile flooring. Two additional bedrooms offer generous closet space, conveniently located near the 4-piece bathroom, which showcases a tub/shower combo with ceiling-height tile and matching vanity. The upper laundry room is a welcome convenience, featuring stylish bifold doors, stacked appliances to maximize storage space, and tile flooring. The lower level is finished with ample storage and clean epoxy floors, providing a polished touch. This exceptional townhouse is loaded with upgrades and features, including air-conditioning, a tankless instant water heater, Smart Thermostat, and high-quality branded appliances. Enjoy the convenience of an outside gas line for your BBQ, upgraded kitchen sink, quartz countertops in the kitchen and all bathrooms. Every square inch of this home has been beautifully constructed and immaculately maintained, showcasing excellent design choices throughout. Nestled in a desirable lake community, you'll be conveniently located near all the amenities that Auburn Bay, Mahogany, and Seton have to offer. Don't miss your chance to own this dream townhouse—book your showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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













277 Auburn Meadows Dr SE, Calgary, AB

Main Floor Exterior Area 622.26 sq ft
Interior Area 988.72 sq ft

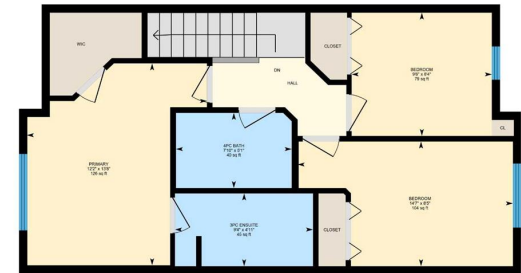


0 3 6 ft PREPARED: 20200317

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

277 Auburn Meadows Dr SE, Calgary, AB

2nd Floor Exterior Area 597.87 sq ft
Interior Area 942.52 sq ft



0 3 6 ft PREPARED: 20200317

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277 Auburn Meadows Dr SE, Calgary, AB

Lower Exterior Area 258.89 sq ft
Interior Area 222.06 sq ft
Excluded Area 280.64 sq ft



0 3 6 ft PREPARED: 20200317

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