

# \$605,000 - 192 Auburn Meadows Boulevard Se, Calgary

MLS® #A2215949

**\$605,000**

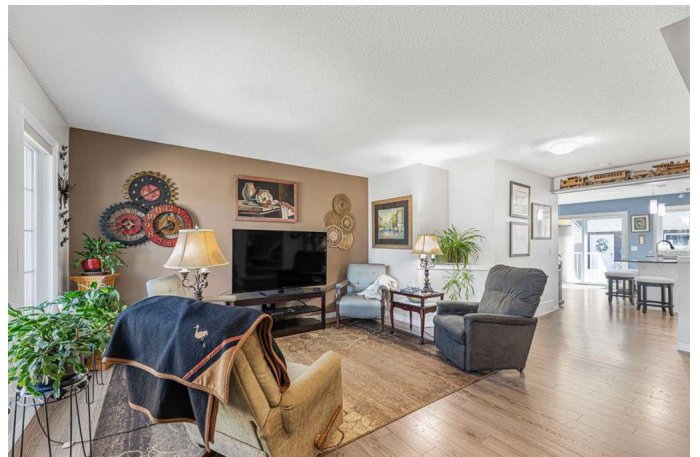
3 Bedroom, 4.00 Bathroom, 1,288 sqft  
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

**\*\*Front yard is currently in the process of being landscaped. New photos will be uploaded when landscaping is complete\*\*** Welcome to the highly sought-out community of Auburn Bay! Pride of ownership meets thoughtful upgrades in this beautifully maintained 3-bedroom, 3.5-bathroom duplex. Located in one of the city's most desired lake community, this home offers the perfect blend of comfort, style, and functionality.

This home features luxury vinyl plank flooring, upgraded white trim and a cozy gas fireplace, creating a warm and inviting atmosphere. The kitchen is equipped with granite countertops, and brand-new stainless steel appliances installed in 2022. Upstairs, you'll find two spacious primary bedrooms with walk-in closets, each with its own ensuite bathroom—one featuring a deep soaker tub. Both rooms are pre-wired for future ceiling fans.

The fully finished basement, completed in 2022, adds valuable living space and includes a third bedroom that could also function perfectly as a den or home office. Brand-new triple-pane windows were JUST installed throughout the home in 2025! This home has a central vacuum system and water softener. The 75-gallon hot water tank, furnace (with an electric air filter!) and humidifier are all serviced annually to ensure peace of mind. Step outside to enjoy the newly landscaped front yard (May 2025), while the rear of the home boasts a double detached, insulated



garage built in 2022, with ample storage, complete with 220 amp wiring, an electric vehicle plug-in with a paved back-alley. A motion sensor light adds convenience and security to the garage area.

This home is a rare opportunity to own a move-in ready property in Auburn Bay, close to schools, parks, shopping, and of course, lake access. Donâ€™t miss your chance to call this exceptional property home!

Built in 2016

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2215949               |
| Price          | \$605,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,288                  |
| Acres          | 0.06                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 192 Auburn Meadows Boulevard Se |
| Subdivision | Auburn Bay                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3M 2E4                         |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Beach Access, Clubhouse, Party Room, Other |
| Parking Spaces | 4  |

|         |  |
|---------|--|
| Parking | Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Off Street, Plug-In, Private Electric Vehicle Charging Station(s) |
|---------|--|

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
|-------------------|---|

|            |  |
|------------|--|
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Microwave Hood Fan, Oven, Refrigerator, Water Softener, ENERGY STAR Qualified Appliances |
|------------|--|

|         |  |
|---------|--|
| Heating | Electric, Fireplace(s), Forced Air, Natural Gas, ENERGY STAR Qualified Equipment |
|---------|--|

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

|            |                  |
|------------|------------------|
| Fireplaces | Family Room, Gas |
|------------|------------------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Garden, Lighting |
|-------------------|------------------|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, Back Yard, Garden, Landscaped, Lawn, Rectangular Lot |
|-----------------|---|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                       |
|--------------|---------------------------------------|
| Construction | Vinyl Siding, Wood Frame, Wood Siding |
|--------------|---------------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 3rd, 2025 |
|-------------|---------------|

|                |   |
|----------------|---|
| Days on Market | 2 |
|----------------|---|

|        |     |
|--------|-----|
| Zoning | R-G |
|--------|-----|

|          |     |
|----------|-----|
| HOA Fees | 509 |
|----------|-----|

|                |     |
|----------------|-----|
| HOA Fees Freq. | ANN |
|----------------|-----|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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