

# \$849,900 - 220 Auburn Meadows Crescent Se, Calgary

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MLS® #A2260783

**\$849,900**

3 Bedroom, 3.00 Bathroom, 2,542 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to 220 Auburn Meadows Crescent, a beautifully curated home that blends timeless design, everyday function, and a coveted location in the heart of Auburn Bay.

Offering more than 2,500 square feet of refined living space, this three-bedroom, two-and-a-half-bathroom home captures the essence of comfortable luxury. Set on a peaceful street with no rear neighbours and backing directly onto Prince of Peace School and a quiet walking path, it offers the perfect balance of privacy, convenience, and community connection.

Step inside and feel an immediate sense of calm. Wide-plank laminate flooring flows throughout the main level, setting a warm, contemporary tone. The kitchen anchors the home with dual quartz islands, built-in stainless-steel appliances, and generous storage. It is a space designed as much for conversation as for cooking. The open living and dining areas invite gathering, centered around a gas fireplace and a built-in stereo system that enhances every moment, whether it is a quiet evening in or a lively dinner with friends.

From the dining area, step out onto your spacious deck and then down to the beautiful stamped-concrete patio, surrounded by thoughtfully landscaped gardens. This serene outdoor retreat extends your living space and



offers a seamless connection to the greenspace beyond. Whether you're enjoying your morning coffee or hosting an evening under the stars, it's a setting designed for both relaxation and connection.

Upstairs, a bright and spacious bonus room provides a versatile retreat for work or play. The primary suite feels like a private sanctuary with dual walk-in closets and a spa-inspired ensuite featuring quartz-topped double vanities and a deep soaker tub. Two additional bedrooms share a beautifully designed bathroom with double sinks and a separate shower and toilet area, offering both function and privacy for family or guests. Upper-level laundry completes the space, ensuring that practicality meets elegance at every turn.

Additional highlights include central air conditioning, a double attached garage, and an unspoiled basement ready to be finished to your taste. Whether you envision a gym, media room, or guest suite, the possibilities are endless.

Life in Auburn Bay means more than just a home. It is a lifestyle. Enjoy year-round lake access, parks and pathways, schools, boutique shops, restaurants, and the nearby South Health Campus.

This is a home that truly has it all. Elevated design, thoughtful layout, and an irreplaceable location within one of Calgary's most vibrant lake communities.

Welcome home.

Built in 2016

## **Essential Information**

MLS® #

A2260783

|                |             |
|----------------|-------------|
| Price          | \$849,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,542       |
| Acres          | 0.09        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 220 Auburn Meadows Crescent Se |
| Subdivision | Auburn Bay                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3M 2E2                        |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Beach Access, Dog Park, Park, Picnic Area   |
| Parking Spaces | 4                                           |
| Parking        | Double Garage Attached, Driveway, Oversized |
| # of Garages   | 2                                           |

### Interior

|                   |                                                                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator                                                     |
| Heating           | Central                                                                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                  |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas              |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard                                                                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, No Neighbours Behind, Other, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                                          |
| Construction      | Concrete, Stone, Vinyl Siding                                                                                                                            |
| Foundation        | Poured Concrete                                                                                                                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-G                |
| HOA Fees       | 494                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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