

\$529,900 - 222 Auburn Meadows Manor Se, Calgary

MLS® #A2205403

\$529,900

3 Bedroom, 3.00 Bathroom, 1,224 sqft
Residential on 0.02 Acres

Auburn Bay, Calgary, Alberta

IMMACULATE END-UNIT TOWNHOME IN AUBURN BAY! Welcome to this stunning end-unit townhome in the sought-after, four-season lake community of Auburn Bay! Built by the highly regarded Brookfield Residential, this home features the award-winning *Carminé*™ floor plan, offering thoughtful design, premium finishes, and a spacious patio—perfect for enjoying warm summer days.

Step inside and be impressed by the meticulous attention to detail. Luxury vinyl plank flooring, custom drapes, and additional end-unit windows fill the space with natural light. The beautifully designed kitchen boasts extended soft-close cabinetry, stainless steel appliances, quartz countertops, and an oversized island with seating for four. The open-concept dining and living area provides the perfect space for entertaining.

Upstairs, you'll find three bedrooms, including a spacious master suite that easily fits a king-size bed. The master also features a walk-in closet and a beautifully appointed ensuite with a walk-in shower and quartz countertops. The additional two bedrooms are generously sized and share a stylish main bathroom.

The lower level offers flexibility for a home gym, media room, or extra storage and leads to the double-attached garage, keeping your



vehicles warm in the winter. Outside, enjoy a south-facing, fenced front yard that opens onto a community green space.

Living in Auburn Bay means access to the lake, beaches, playgrounds, sports courts, skating rinks, and year-round activities. With schools, shopping on 130th, South Health Campus, and easy access to Stoney and Deerfoot Trail—plus the future Green Line—this home is in a prime location.

Move-in ready and full of exceptional value—book your showing today!

Built in 2021

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2205403 |
| Price | \$529,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,224 |
| Acres | 0.02 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Townhouse |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 222 Auburn Meadows Manor Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 2S1 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access, Visitor Parking, Game Court Interior |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Pantry, Quartz Counters |
| Appliances | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Courtyard, Private Entrance, Private Yard |
| Lot Description | Back Lane, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 11 |
| Zoning | M-2 |
| HOA Fees | 509 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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