

# \$888,700 - 109 Auburn Meadows Crescent Se, Calgary

MLS® #A2238924

**\$888,700**

5 Bedroom, 4.00 Bathroom, 2,424 sqft  
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

**\*\*O\*P\*E\*N\*\*H\*O\*U\*S\*E\* SATURDAY**

**AUGUST 9, 1 PM-3PM\*\***Welcome to your dream home in the vibrant, family-friendly community of Auburn Bay! This stunning 2-storey home offers 5 spacious bedrooms and 3.5 bathrooms across 3000 sq ft of well-designed living space. With 4 bedrooms on the upper level and 1 in the fully finished basement, thereâ€™s room for everyone!

The main floor features an open-concept layout with a chefâ€™s kitchen complete with granite countertops, a large island, and a breakfast bar, perfect for entertaining. Enjoy cozy evenings in the spacious living area or step out to the fenced backyard with a beautiful deck and gazeboâ€”ideal for summer gatherings.

Upstairs, you'll find a bonus room, a convenient laundry room, and a luxurious primary suite with a 5-piece ensuite, including his and hers sinks and dual walk-in closets. The basement adds even more living space with a bedroom, living area, 4-piece bath, and rough-in for a wet bar.

Located steps from schools, parks, playgrounds, and offering lake access, this home combines comfort, style, and unbeatable amenities. Donâ€™t miss this amazing opportunity to live in one of Calgaryâ€™s most sought-after lake communities!



Built in 2016

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238924    |
| Price          | \$888,700   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,424       |
| Acres          | 0.09        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 109 Auburn Meadows Crescent Se |
| Subdivision | Auburn Bay                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3M 2E2                        |

## Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Other                                                          |
| Parking Spaces | 4                                                              |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                              |

## Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                   |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Other                                          |
| Lot Description   | Back Yard, Gazebo, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                |
| Construction      | Stone, Vinyl Siding, Wood Siding               |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 25              |
| Zoning         | R-G             |
| HOA Fees       | 508             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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