

# \$649,888 - 93 Auburn Meadows View Se, Calgary

MLS® #A2265350

**\$649,888**

4 Bedroom, 4.00 Bathroom, 1,452 sqft

Residential on 0.09 Acres

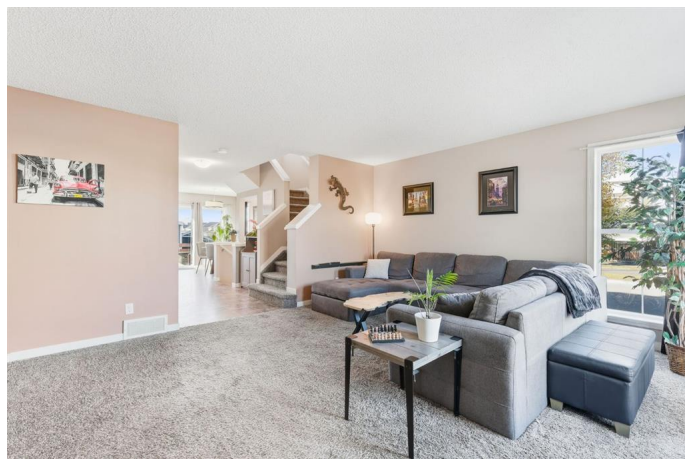
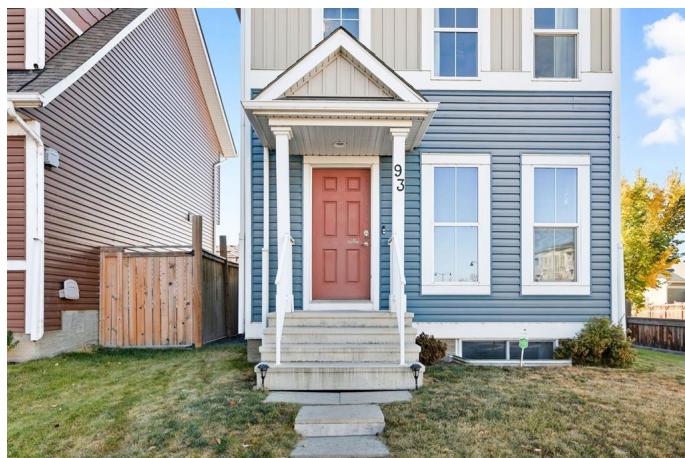
Auburn Bay, Calgary, Alberta

Step inside this beautifully laid out home and immediately feel the sense of space and flow. The main floor opens from the front porch into a bright and inviting great room, perfect for relaxing with family or hosting gatherings with friends. Overlooking the great room, the kitchen and dining area feature a large island with an eating bar – ideal for casual meals, catching up with the kids, or entertaining guests. The kitchen also offers dual access to both the side and back yards for added function and convenience.

Upstairs, a grand staircase leads to the private upper level with three spacious bedrooms. The primary suite features an impressive walk-in closet and a full ensuite – the perfect retreat after a long day. Two additional bedrooms and another full bathroom keep the whole family close and comfortable.

Downstairs, the fully finished basement adds even more versatility with a large bedroom, a three-piece bathroom, and an open entertainment area – ideal for guests, teens, or extended family.

Outside, you™ll find a side entrance for privacy or future development potential, and an oversized double garage built for convenience. Upgrades include an 8-foot door, windows in the door, a Wi-Fi-enabled opener with remote capability, and a 240V plug ready for your electric vehicle.



Location is unbeatable – just minutes from everything you need. A 2-minute walk to grocery stores, a 1-minute walk to the school, a 2-minute drive to the lake and dog park, and steps from scenic ponds and wetlands.

You™ll also love the strong sense of community – neighbours recently came together to have the alley paved (scheduled for 2025), showing pride of ownership and commitment to maintaining a great neighbourhood.

Welcome home to Auburn Bay living – modern, warm, and ready for your next chapter.

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265350    |
| Price          | \$649,888   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,452       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 93 Auburn Meadows View Se |
| Subdivision | Auburn Bay                |
| City        | Calgary                   |
| County      | Calgary                   |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3M 2C9 |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Beach Access, Park, Playground                              |
| Parking Spaces | 2                                                           |
| Parking        | Alley Access, Double Garage Detached, Off Street, Oversized |
| # of Garages   | 2                                                           |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Pantry, Storage, Jetted Tub                                        |
| Appliances        | Dishwasher, Electric Range, ENERGY STAR Qualified Appliances, Freezer, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                                          |
| Cooling           | None                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                      |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                               |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Vinyl Siding                                                                               |
| Foundation        | Poured Concrete                                                                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-G                |
| HOA Fees       | 550                |
| HOA Fees Freq. | ANN                |

### Listing Details

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

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