

\$635,000 - 93 Auburn Meadows View Se, Calgary

MLS® #A2265350

\$635,000

4 Bedroom, 4.00 Bathroom, 1,452 sqft
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

All-New Price! Plus you now enjoy a fully paved alleyway for cleaner access, easier parking, and an elevated overall experience!

Step inside this beautifully laid-out home and immediately feel the sense of space and flow. The main floor welcomes you from the front porch into a bright, 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 functionality and convenience.

Upstairs, a grand staircase leads to the private upper level with three spacious bedrooms. The primary suite includes an impressive walk-in closet and 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 expands the home's versatility with a large bedroom, a three-piece bathroom, and an open entertainment area – ideal for guests, teens, hobbies, or extended family.

Outside, enjoy a private side entrance and an oversized double garage designed 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.

The location is unbeatable – just minutes from everything you need. You’re 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.

And now, with the alleyway freshly paved, you’ll benefit from cleaner access, smoother driving, and enhanced overall appeal – a testament to the pride of ownership and strong sense of community in the neighbourhood.

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

Built in 2015

Essential Information

MLS® #	A2265350
Price	\$635,000
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
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Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2C9

Amenities

Amenities	Park, Playground, Beach Access
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, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, ENERGY STAR Qualified Appliances, Garburator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	October 17th, 2025
Days on Market	34
Zoning	R-G
HOA Fees	550
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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