

# \$539,900 - 222 Auburn Meadows Manor Se, Calgary

MLS® #A2205403

**\$539,900**

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 *Carmine*™ 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	\$539,900
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, Game Court Interior, Visitor Parking
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	7
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Greater Property Group
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