

# \$944,000 - 81 Auburn Meadows Crescent Se, Calgary

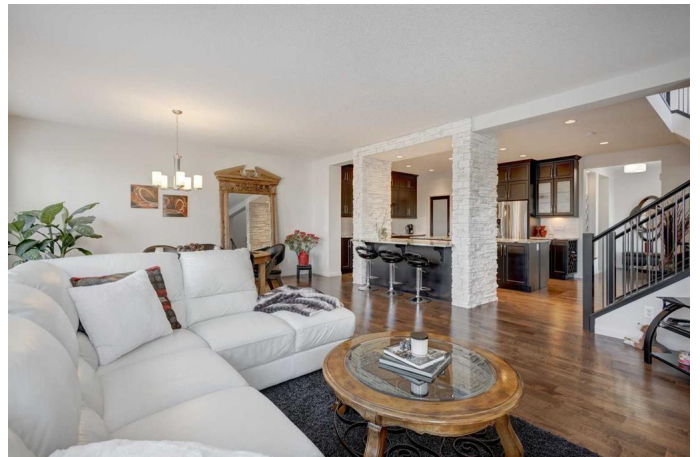
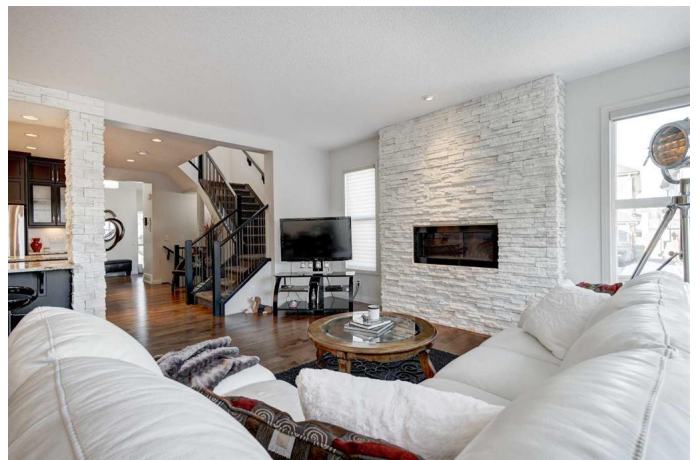
MLS® #A2187635

**\$944,000**

5 Bedroom, 4.00 Bathroom, 2,538 sqft  
Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Your search ends here! 5 Bedrooms Plus or convert some to home offices, 3.5 baths, 3 sitting rooms, gym and O/S Garage. Prepare to be captivated by this stunning home nestled in the highly desired community of Auburn Bay. Elegantly designed by Jayman, the Lauren model has meticulous attention to detail, & offers plenty of exquisite CUSTOM features with a perfect blend of luxury different from other homes which offer functionality & convenience. Step inside the main entrance, it is spacious & lined with beautiful hardwood floors throughout main floor, with an open floor plan and an abundance of natural light. Prepare to be wowed by the gourmet kitchen, a true masterpiece. Equipped with plenty amounts of full height soft close cabinets, S/S built-in appliances, a 5-burner gas cooktop with a sleek CUSTOM wood range hood, and not just one, but two islands lined with CUSTOM stone finish. The opulent granite counters provide the perfect backdrop for your culinary creations. Add a walk-in pantry, and you will never run out of space. Adjacent to the kitchen is a generous dining area & cozy living room featuring a stone wall gas fireplace, perfect for unwinding after a long day. Step out onto the backyard with a large stamped concrete patio with a stone firepit, rough in for hot tub and BBQ gas line hookup. Complete the main level with a 2pc bath & mudroom with CUSTOM LOCKERS offering plenty of space for the large family. Upstairs, a central bonus room awaits along with a convenient



upper-level laundry room. Retreat to the primary bedroom sanctuary, complete with a luxurious 5-piece ensuite, dual walk-in CUSTOM closets with ample space to unwind in soaker tub or shower. Two additional spacious bedrooms complete with a full 5pc bathroom with DUO sinks to ensure comfort for the entire family. Let us not forget about the basement with thick underlay to keep it cozy. Here you will find 2 additional bedrooms, 4pc bath with DUO sinks, exercise room & family room. Add an O/S garage with a rough in for heater , A/C, cul-de-sac living this home spares no expense. Experience the best of lakeside living, with a host of amenities & located by schools, parks, shopping, dining, and access to transit. Check out this fully developed CUSTOM home with over 3500 sq ft of living and prepare to be awed! There is 1 virtually staged photo.

Built in 2015

### **Essential Information**

MLS® #	A2187635
Price	\$944,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,538
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	81 Auburn Meadows Crescent Se
Subdivision	Auburn Bay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2E3

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Garburator, Other
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None, BBQ gas line
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Cul-De-Sac, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	58
Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

## Listing Details

Listing Office            Coldwell Banker Mountain Central

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