



**277 Auburn Meadows Drive SE  
Calgary, Alberta**

**MLS # A2287381**

**\$490,000**



|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Auburn Bay  |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                 |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                    |               |                  |
| <b>Size:</b>     | 1,487 sq.ft.  | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Low Maintenance Landscape, Street Lighting |               |                  |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | \$ 283 |
| <b>Basement:</b>   | None                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Pantry       |                   |        |

**Inclusions:** N/A

Priced to sell! Beautifully upgraded and impeccably maintained, this bright open-concept townhome offers modern comfort in a sought-after lake community. Featuring 3 spacious bedrooms, 2.5 baths, and a double attached garage, this home feels nearly new. Sun-filled south-facing windows fill the main floor with natural light, highlighting the seamless flow between the living, dining, and kitchen areas. The kitchen showcases full-height cabinetry, quartz countertops, tile backsplash, pantry, and stainless steel appliances including a gas range. Upstairs, the primary bedroom includes a walk-in closet and private ensuite with tiled walk-in shower. Two additional bedrooms, a full bath, and convenient upper laundry complete the level. Also features A/C, tankless hot water, smart thermostat, epoxy garage floor, BBQ gas line, and quartz throughout. Close to Auburn Bay, Mahogany, and Seton amenities.