

# \$519,900 - 222 Auburn Meadows Manor Se, Calgary

MLS® #A2205403

**\$519,900**

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          | \$519,900     |
| 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, Visitor Parking, Game Court Interior |
| Parking Spaces | 2                                                  |
| Parking        | Double Garage Attached                             |
| # of Garages   | 2                                                  |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Quartz Counters                                                                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | Central Air                                                                                             |
| Has Basement      | Yes                                                                                                     |
| Basement          | Partially Finished, Partial                                                                             |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Courtyard |
| 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 | 20               |
| Zoning         | M-2              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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