

222 Auburn Meadows Manor SE
Calgary, Alberta

MLS # A2205403



\$514,900

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|-------------|-----------------------------|------------|------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse | | |
| Size: | 1,224 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Back Lane, Front Yard | | |
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 313 |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Stone, Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Pantry, Quartz Counters | | |
| Inclusions: | N/A | | |

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!