

# \$765,000 - 237 Auburn Meadows Boulevard Se, Calgary

MLS® #A2233128

**\$765,000**

4 Bedroom, 4.00 Bathroom, 1,786 sqft

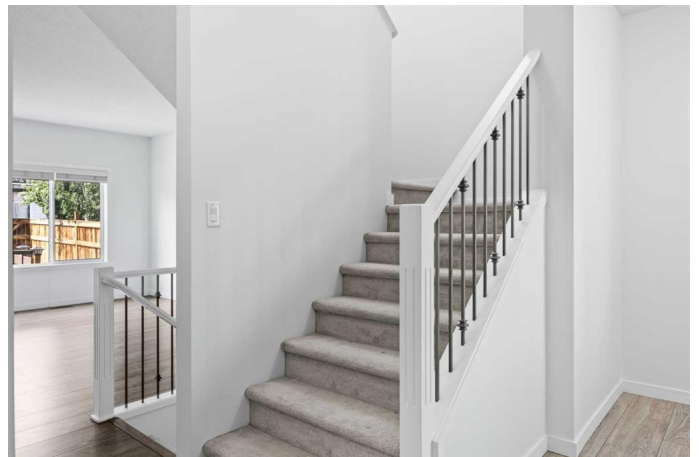
Residential on 0.08 Acres

Auburn Bay, Calgary, Alberta

Nestled in the vibrant, family-friendly lake community of Auburn Bay, this beautifully maintained home offers a rare combination of function, fun, and modern convenience.

Spanning 1,786.31 sq ft above grade, this thoughtfully designed two-storey home features 4 generously sized bedrooms and 3.5 well-appointed bathrooms, providing ample space for families of all sizes. From the moment you arrive, you'll appreciate the curb appeal created by the low-maintenance landscaping with professionally installed artificial grass in both the front and back yards—perfect for a green, polished look without the hassle of mowing or watering.

Step inside to discover a warm, inviting main level with a seamless flow between the open-concept kitchen, dining, and living areas—ideal for both everyday living and entertaining. Large windows allow for plenty of natural light, while modern finishes and quality craftsmanship are evident throughout. Upstairs, you'll find a spacious primary suite with a walk-in closet and ensuite, along with two additional bedrooms and a full bathroom. The fully finished basement is a true standout, offering a wealth of unique features. A cozy fireplace adds warmth and ambiance to the large family room, while the custom wet bar makes hosting movie nights or gatherings a breeze. The basement also includes a fourth bedroom with a one-of-a-kind built-in slide—an exciting touch for children or



guestsâ€™ alongside a full bathroom complete with a relaxing sauna, creating a private spa experience at home.

Step outside to a private, fully fenced backyard thatâ€™s as functional as it is fun. Enjoy warm summer days while the kids play on the built-in playground, or take a short stroll to the stunning Auburn Bay lake, where year-round activities like swimming, skating, and paddleboarding await.

Conveniently located just minutes from top amenities, this home is within walking distance to schools, shopping centers, and public transit. Youâ€™ll also be close to the Seton Urban District, featuring the South Health Campus hospital, YMCA, restaurants, and entertainment options. Whether you're seeking an active lifestyle, a family-friendly environment, or a home full of character and comfort, this property truly has it all.

Built in 2014

**Essential Information**

MLS® #	A2233128
Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,786
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	237 Auburn Meadows Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E6

### **Amenities**

Amenities	Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Granite Counters, Kitchen Island, Recessed Lighting, Smart Home, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound, Sauna
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Playground, Private Yard
Lot Description	Back Yard, City Lot, Cleared, Front Yard, Interior Lot, Landscaped, Level, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Zoning	R-G
HOA Fees	509

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Brilliant Realty

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