

# \$600,000 - 35 Auburn Meadows Heath Se, Calgary

MLS® #A2242300

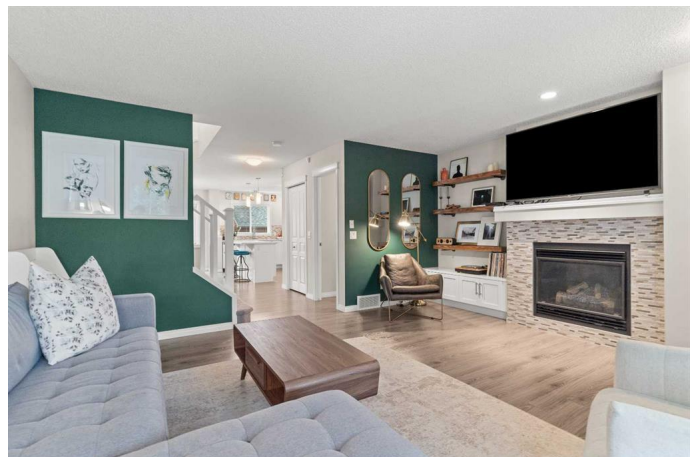
**\$600,000**

4 Bedroom, 4.00 Bathroom, 1,396 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

4 BEDROOMS | 3 1/2 BATHROOMS | DUPLEX | 2,042 SQFT OF LIVING SPACE | DOUBLE DETACHED GARAGE | LARGE PRIVATE DECK | LAKE ACCESS | Welcome to this stylish and inviting 2-storey duplex in the heart of Auburn Bay, offering 2,042 sqft of thoughtfully designed living space and access to year-round lake amenities. Perfectly located near parks, schools, walking paths, and everyday conveniences, this home blends comfort and functionality with timeless design. Step into the bright and cozy living room, where a gas fireplace and accent wood shelving create a warm and welcoming ambiance. The main floor continues into the modern kitchen, complete with quartz countertops, a gas stove, full-height tiled backsplash, convenient pantry, and a large island with breakfast bar. The adjacent dining room offers the perfect space to entertain with large windows opening onto your private two-level composite deck, featuring a BBQ gas line and ample space to dine, relax and enjoy the outdoors. A main floor powder room adds convenience to the main floor.. Upstairs, the spacious primary suite offers a relaxing retreat with a 4-piece ensuite including a soaker tub and walk-in closet. Two additional bedrooms with large closets and a 4-piece bathroom complete this level. The fully developed basement offers flexible space with a large recreation room, dry bar with bar fridge, fourth bedroom, 3-piece bathroom, and laundry area, ideal for movie nights, guests, or a home gym



setup. Additional features include a double detached garage and a landscaped yard, perfect for enjoying the outdoors. With lake access and close proximity to multiple Catholic and public schools, restaurants, shopping, and green spaces, this home is move-in ready and perfectly suited for family living. Book your showing today!

Built in 2016

### Essential Information

MLS® #	A2242300
Price	\$600,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,396
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	35 Auburn Meadows Heath Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2C8

### Amenities

Amenities	Beach Access, Boating, Clubhouse, Racquet Courts
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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