

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

MLS # A2287381



\$490,000

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

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