

# \$539,900 - 88 Auburn Meadows Boulevard Se, Calgary

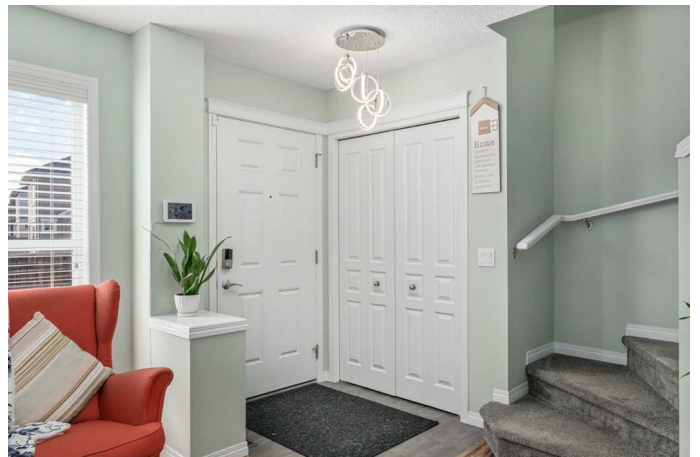
MLS® #A2222310

**\$539,900**

2 Bedroom, 3.00 Bathroom, 1,151 sqft  
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Welcome to life in Auburn Bay™ one of Calgary's most desirable four-season lake communities where lifestyle meets location. From paddleboarding in the summer to skating in the winter, living here means having year-round access to a private lake, beach, clubhouse, and an active, family-friendly atmosphere that truly feels like home. This beautifully maintained semi-detached two-storey is ideally located directly across from Prince of Peace School and just a 5-minute walk to Lakeshore School, making morning routines a breeze. You're also only 3 minutes from Auburn Station, where you'll find grocery stores, a gas station, restaurants, and Auburn Bay's favourite ice cream shop, XOXO™ perfect for weekend strolls or spontaneous summer treats. Inside, the open-concept main floor welcomes you with large southwest-facing windows that bathe the space in natural light. Durable laminate flooring runs throughout, complemented by a tiled front foyer and updated 2-piece bathroom. At the heart of the home is a modern kitchen featuring timeless white cabinets, a stylish backsplash, granite countertops, and newer stainless steel appliances. The adjoining dining area sits at the back of the home and offers a bright, inviting space with seamless access to the backyard through a practical mudroom setup. Upstairs, the layout offers two spacious primary suites, each complete with walk-in closets and their own private 4-piece ensuites



with soaker tubsâ€”ideal for multi-generational families, guests, or roommates wanting a bit more privacy. The unfinished basement is ready for your imagination. With laundry already in place, there's ample space to create a home gym, media room, or additional living area down the road. The backyard is well-sized and fully fenced, featuring a new 16â€™ x 16â€™ deck (recently painted), great for summer barbecues and outdoor entertaining. There's also a 24â€™ x 22â€™ oversized, insulated double garage with an 8â€™ overhead doorâ€”plus convenient front street parking for guests.Â The front yard is fully landscaped, and the back yard offers a great starting point to add your personal touch. Beyond the community, Auburn Bay offers unbeatable access to everything you needâ€”from parks and schools to walking trails and transit. And just minutes away, Setonâ€™s amenities await: the South Health Campus, YMCA, Calgary Public Library, Joane Cardinal-Schubert High School, and a full range of big box stores, restaurants, and entertainment. If youâ€™re looking for more than just a homeâ€”if youâ€™re after a lifestyle rooted in community, convenience, and connectionâ€”this is the one.

Built in 2014

### **Essential Information**

MLS® #	A2222310
Price	\$539,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,151
Acres	0.06
Year Built	2014

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	88 Auburn Meadows Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E1

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	30

Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.