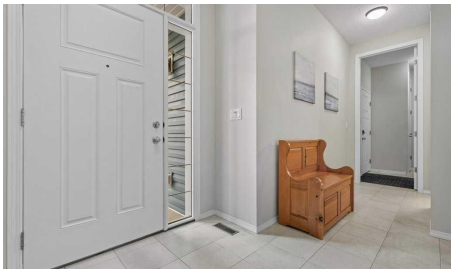
117 Auburn Meadows Crescent SE

Calgary | Active | MLS® A2357892

$839,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2017**	**2,326 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

*****Open House Saturday Nov. 14 1:00-3:00pm***** LAKE ACCESS, SOLAR PANELS, EV-READY GARAGE AND YOUR OWN BACKYARD SPORT COURT! This Cedarglen two-storey home offers over 3,280 sq. ft. of developed living space in the sought-after lake community of Auburn Bay. With low-maintenance landscaping front and back, you can spend more time enjoying the lake and shooting hoops, and less time on yardwork.

The open-concept main floor features oak hardwood flooring, a convenient office nook and a kitchen designed for everyday living and entertaining. Granite countertops, upgraded stainless steel appliances, a gas stove, under-cabinet lighting and a large island make this a welcoming gathering space. The adjoining living room features a gas fireplace and built-in speakers, while a walk-through pantry makes unloading groceries from the garage easy.

Upstairs, the spacious primary bedroom includes a walk-in closet and five-piece ensuite. Two additional bedrooms, each with a walk-in closet, a full bathroom and upper-level laundry complete the floor.

The builder-finished basement adds a fourth bedroom, a full bathroom with heated tile flooring, and generous family and recreation areas. Sound wiring and two TV connection locations give you flexibility to create a movie room, games area or space for the kids.

Thoughtful upgrades include solar panels to help offset electricity costs, 200-amp electrical service and two EV-ready plugs in the garage-ready for you to plug in your electric vehicle. Central air conditioning, hot water on demand and a three-zone furnace add everyday comfort. Outside, the backyard sport court with basketball hoop makes it easy to stay active at home.

Located just steps from two schools and green space, with lake access and convenient proximity to the South Health Campus, Brookfield Residential YMCA and Joane Cardinal Schubert High School, this home brings together space, comfort and features you'll appreciate every day.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357892
Bedrooms	4
Bathrooms	4
Year Built	2017
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,326 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,918 sq. ft.
Lot Frontage:	34'¼"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2017 (Age: 9)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1412015
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle, See Remarks

Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Laminate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Faces Front, In Garage Electric Vehicle Charging Station(s), Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$523.92
City Quadrant:	Southeast
Community:	Auburn Bay
Amenities:	None
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Storage shelf in furnace room, BBQ
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 14'5" × 9'7" ·
Main Floor	Foyer · 15'6" × 6'10" ·
Main Floor	Kitchen · 15'6" × 8'8" ·
Main Floor	Living Room · 15'5" × 14'5" ·
Main Floor	Mud Room · 9'1" × 7'1" ·
Main Floor	Office · 5'6" × 4'3" ·
2nd Floor	Bedroom · 11'9" × 9'6" ·

2nd Floor	Bedroom · 11'1" × 9' ·
2nd Floor	Bonus Room · 14'1" × 13'7" ·
2nd Floor	Laundry · 9'2" × 5'7" ·
2nd Floor	Bedroom - Primary · 16'2" × 13'6" ·
2nd Floor	Walk-In Closet · 11'1" × 5'1" ·
2nd Floor	Walk-In Closet · 9'5" × 4'7" ·
Basement	Bedroom · 13'3" × 9'6" ·
Basement	Den · 14'2" × 13'7" ·
Basement	Game Room · 20'4" × 13'3" ·
Basement	Furnace/Utility Room · 23'7" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Wired for Data, Wired for Sound
Exterior Features:	Basketball Court
Patio And Porch Features:	Other
Lot Features:	Back Yard, Front Yard, Low Maintenance Landscape, No Back Lane, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-1N
Listed Date:	Nov 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/117-auburn-meadows-crescent-se-calgary-a2357892/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.