

## 88 Auburn Meadows Boulevard SE Calgary, Alberta

**MLS # A2222310**



**\$539,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Alarm System (No Contract)

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 tubs—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 16’ x 16’ deck (recently painted), great for

summer barbecues and outdoor entertaining. There's also a 24' x 22' oversized, insulated double garage with an 8' overhead door—plus convenient front street parking for guests. 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 need—from parks and schools to walking trails and transit. And just minutes away, Seton'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 you're looking for more than just a home—if you're after a lifestyle rooted in community, convenience, and connection—this is the one.