

114 Auburn Meadows Avenue SE
Calgary, Alberta

MLS # A2310123



\$557,500

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,355 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Metal Pergola may stay if buyer wants it.

Welcome to this beautifully maintained, one-owner home in the sought-after lake community of Auburn Bay. Perfectly positioned on an oversized 4,090 sq. ft. lot, this property offers space, comfort, and a setting designed for enjoying long summer and fall evenings outdoors for kids, adults and your 4 legged friends. The fully landscaped yard creates an inviting extension of the home, ideal for relaxing or entertaining, while the double garage adds convenience and extra storage. Inside, the bright and open main floor is thoughtfully designed -with every square inch thoughtfully planned. The welcoming living room, anchored by a cozy fireplace, flows seamlessly into a central dining area—perfect for both daily routines and hosting guests. The kitchen is filled with natural light and offers a functional island for food preparation and casual meals. A convenient and privately placed two-piece powder room completes this level. Upstairs, you’ll find three well-proportioned bedrooms, including a comfortable primary retreat with its own full ensuite. The additional 2 bedrooms are served by the full 4 piece bath. Laundry is also conveniently located on the upper floor. The lower level adds valuable living space with a versatile family room, along with a generous storage area to keep everything organized. With a great walk score and close proximity to the amenities of both Auburn Bay and Mahogany, this home offers easy access to shopping, dining, schools, and recreation—making it an excellent choice for homeowners at every stage of life