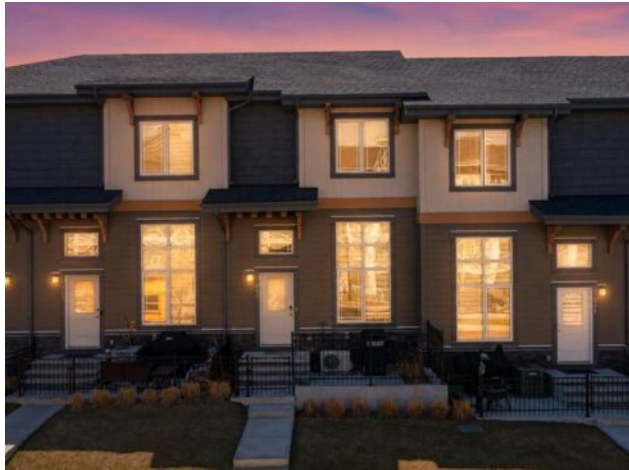


**241 Auburn Meadows Drive SE  
Calgary, Alberta**

**MLS # A2311193**



**\$469,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Safe in primary bedroom closet, Ring door bel

\*\*\* OPEN HOUSE SAT & SUN, MAY 30 & 31st from 1-3\*\*\* Where modern comfort, elevated design, and the lifestyle of Auburn Bay come together beautifully. This stunning multi-level townhouse offers the perfect blend of functionality and sophistication, ideally positioned in one of Calgary's most sought-after lake communities. From the moment you step inside, you're greeted by soaring vaulted ceilings, oversized windows, and an abundance of natural light that creates an airy, inviting atmosphere throughout the home. Thoughtfully designed for both everyday living and entertaining, the open-concept layout showcases a stylish kitchen complete with quartz countertops, stainless steel appliances, full-height cabinetry, and a generous island that seamlessly connects the living and dining spaces. Whether hosting friends or enjoying a quiet night in, the layout was designed to feel both comfortable and refined. The home features two spacious primary suites, each offering its own private ensuite bath and walk-in closet &mdash; an ideal setup for professionals, guests, roommates, or families wanting privacy and flexibility. Additional upgrades including air conditioning, a water softener, and updated lighting add to the home's comfort and appeal, while the double attached garage and lower level provide exceptional storage and flexibility for a home gym, office, or additional living space. Located just moments from Auburn Bay Lake, residents enjoy year-round access to beaches, skating, parks, pathways, restaurants, shopping, schools, South Health Campus, and countless community amenities. Stylish, functional, and beautifully maintained, this home offers the perfect balance of lifestyle, comfort, and convenience in one exceptional package.