

**249 Auburn Meadows Place SE  
Calgary, Alberta**

**MLS # A2316325**



**\$599,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                                                               |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                       |               |                   |
| <b>Style:</b>    | 4 Level Split, Attached-Side by Side                                     |               |                   |
| <b>Size:</b>     | 1,695 sq.ft.                                                             | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot |               |                   |

|                    |                                                                                               |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------|-------------------|------|
| <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                                                                                          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                               | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete                                                                               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |      |

**Inclusions:** none

Welcome to this bright and beautifully maintained duplex nestled on a quiet cul-de-sac in the highly sought after lake community of Auburn Bay. Offering nearly 1,700 sq. ft. of thoughtfully designed living space, this charming 4 level split home boasts exceptional curb appeal, modern finishes, and a private backyard with no neighbours behind. Step inside to a spacious front entrance and discover a bright, open concept main floor featuring new laminate flooring throughout. The kitchen is designed for both everyday living and entertaining, complete with quartz countertops, stainless steel appliances, a large island with seating for four, a corner walk-in pantry, and an abundance of cabinetry and counter space. The kitchen seamlessly flows into the dining area and inviting living room, creating a warm and functional gathering space. The fully fenced and landscaped backyard offers privacy thanks to the absence of rear neighbours and with a BBQ gas line it will be the spot to enjoy the summer months. Just a few steps up, you'll find a stunning bonus room with soaring ceilings and large southwest facing windows that flood the space with natural light. A hidden storage closet adds a unique touch and could easily become a fun play area for children, a cozy pet retreat, or additional storage space. The upper level features a convenient laundry room with side by side washer and dryer and extra built-in shelving ideal for your linens. Two secondary bedrooms share a well appointed 4 piece bathroom with a tub/shower combination, while the primary retreat overlooks the peaceful backyard and offers a generous walk-in closet and private 4-piece ensuite. The unfinished basement presents endless possibilities, allowing future owners to customize the space to suit their lifestyle, whether it be a recreation room, home gym, office, or additional bedroom. Additional highlights

include a single attached garage and an extra long driveway with room to park two additional vehicles. Located just steps from a nearby dog park and within one of Calgary's most desirable lake communities, this home offers access to Auburn Bay's exceptional resident amenities. Enjoy year round lake access, swimming, paddle boarding, kayaking, skating, tennis courts, playgrounds, picnic areas, community events, walking pathways, and Auburn House recreation facilities. Auburn Bay is also conveniently located near schools, shopping, restaurants, South Health Campus, the YMCA, and major transportation routes, making it the perfect place to live, play, and connect. This is a fantastic opportunity to enjoy the best of lake community living in a beautifully maintained home with a truly unbeatable location.