

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

**MLS # A2319190**



**\$639,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,712 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Lake, Landscaped, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<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>	Vinyl Windows		
<b>Inclusions:</b>	N/A		

Auburn Bay is one of Calgary's favourite lake communities, and this home fits it perfectly. Inside, the main floor was made for real life. The kitchen anchors the space with a generous island, quartz countertops, floor to ceiling white cabinetry, and stainless appliances. The open layout lets conversation flow from the kitchen to the living area which features an electric fireplace. Up one level, the primary bedroom catches lovely natural light with large windows, features vaulted ceiling, a walk-in closet, and a full ensuite. The next level up offers a bonus room that works equally well as a movie room, quiet office, or dedicated play space. Two more generously sized bedrooms, one with a walk-in closet, one full bathroom, and laundry with extra storage round out the upper level. There is also a charming hidden nook tucked away that kids absolutely love, or you can use as additional storage. The basement has been fully developed into a self-contained bachelor suite (illegal), complete with its own separate laundry. Whether that works for a family member, a mortgage helper, or a guest, the flexibility speaks for itself. The mechanical side of this home is updated with newer furnace and hot water tank. Central air conditioning was added so summers are actually comfortable. Added bonuses are a garburator and a reverse osmosis system. Out back, the large yard gets lots of sun. A spacious deck is ready for whatever summer throws at it, and a custom shed plus a firepit area make the yard as functional as it is enjoyable. The attached garage with epoxy flooring handles everyday parking with ease. The interior finishes of this home are current and cohesive, with durable modern flooring that balances style with everyday practicality. This is a complete package in a community that genuinely earns the lifestyle it promises.