

180 Auburn Meadows Crescent SE Calgary, Alberta

MLS # A2341399



\$939,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane, No M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	Contact Seller Directly		

Click brochure link for more details** Welcome to this beautifully maintained 4-bedroom home in the sought-after lake community of Auburn Bay, offering 3,112 sq ft of finished living space, a south-facing, landscaped backyard, and an incredible location backing directly onto green space and a field. Built by Cedarglen Homes in 2015, this home has been thoughtfully cared for and offers a bright, functional layout with plenty of room for a growing family. The main floor features wide-plank hardwood flooring, an open-concept living space, and a beautiful kitchen with white shaker cabinetry, quartz countertops, a contrasting dark grey island, brass hardware, stainless-steel appliances, and a stone backsplash. Custom details, including a statement wood beam and built in desk area add warmth and character throughout. Upstairs you'll find spacious bedrooms and plenty of room for the whole family, while the fully finished basement provides even more living and entertaining space with custom built-ins and a full-size refrigerator. Altogether, the home offers 4 bedrooms, 2 full bathrooms and 2 half bathrooms. One of the highlights of the property is the south-facing backyard, backing directly onto a field shared with a Catholic K-9 School, and a public 6-9 junior high is around the corner on the same field, with no homes immediately behind you. Enjoy Calgary's sunny days from the 221 sq. ft. composite deck, complete with a pergola featuring a louvered roof and pull-down screen. The landscaped yard offers a fantastic space for entertaining, relaxing, or letting the kids play. The home also features a double attached garage with additional storage, permanent Gemstone exterior lighting, and a pathway running alongside the property, providing additional separation from the neighbouring home and direct access to Auburn Bay's extensive network of

walking and biking paths. The location is especially hard to beat for families. A new junior high school is approximately a 1-minute walk away, two elementary schools are within approximately a 10-minute walk, and there are multiple Catholic school options nearby. Steps away from the community garden and Several playgrounds are just 2–10 minutes away on foot, with pathways connecting you throughout the community. You’ll also enjoy Auburn Bay lake access and the ability to walk to numerous nearby shops, restaurants, services and everyday amenities. With its south-facing backyard, green-space setting, lake access, finished basement, extensive outdoor living space and exceptionally walkable family-friendly location, this home offers a rare combination of privacy, convenience and community in one of southeast Calgary’s most desirable neighbourhoods.