



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2215155**



**\$649,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Breakfast Bar, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** window blinds

Welcome to this STUNNING home located in a quiet cul-de-sac W/ FINISHED Basement in the desirable Lake Community of Auburn Bay - this highly sought-after floor plan is bursting with upgrades. Just steps to parks, walking/biking trails, dog park and playgrounds, this property is sure to impress. This house is nestled on a large RECTANGULAR LOT & comes with a Single Car Garage and Huge driveway that can accommodate up to 3/4 vehicles! As you enter the front foyer, you are greeted by a spacious layout flooded with natural light. Main level consists of living room w/ Fireplace, dining area, walk-in pantry and great size kitchen. The modern kitchen offers a built-in appliances, large island with breakfast bar, stainless steel appliances and high ceilings. Take just few steps upstairs to find the powder room and the great size Master Bedroom which has a 4 pc Ensuite and walk-in closet. The upper level consist of 2 additional bedrooms, a large bonus room, laundry room and 3 pc bath. This home also offers a fully finished basement complete with luxury vinyl plank flooring, a huge rec room and a 3rd full bathroom. Additional features include luxury vinyl plank flooring throughout the main level and basement, upgraded lighting throughout, granite countertops, electric fireplace, HUGE DECK (~10ft x 19ft). This home is conveniently located just minutes away from lots of amenities including grocery stores, restaurants/pubs, shopping, schools and more. Call to book your showing today!