



**GRASSROOTS**  
REALTY GROUP

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**88 Auburn Meadows Crescent SE**  
**Calgary, Alberta**

**MLS # A2235062**



**\$899,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,383 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Level, No Neighbors		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Pillar/Post/Pier, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	NA		

Backing onto a green space, this luxurious home is located in the heart of the vibrant, family-friendly lake community of Auburn Bay! This stunning two-storey home combines high-end finishes with functional design, creating the perfect retreat for modern living. On the main floor, you'll find a bright and airy open-concept layout enhanced by 9-foot ceilings and oversized triple-pane windows that flood the space with natural light. Gorgeous engineered hardwood flooring runs throughout, adding warmth and sophistication to every corner. The chef-inspired kitchen is a true showstopper, featuring a massive quartz island, full-height cabinetry, and a spacious walk-through pantry — ideal for entertaining or simply making everyday life a little easier. Upstairs, the home continues to impress with three generously sized bedrooms, including a luxurious primary suite with breathtaking mountain and downtown views. Two full bathrooms with sleek, modern finishes and a convenient powder room on the main floor add style and practicality. A massive bonus room offers endless possibilities — whether you envision a cozy family movie space, a home gym, or a quiet office retreat. The oversized double attached garage is a rare and valuable find, easily accommodating two vehicles and a camping trailer. Out back, the west-facing yard offers the ultimate in privacy, backing onto an open field with no rear neighbors. Enjoy long summer evenings soaking up the sun or hosting gatherings on your beautiful dura deck while taking in the serene view. Location-wise, it doesn't get better than this. You're within walking distance to both new public elementary and middle schools, as well as a nearby Catholic elementary school. Three playgrounds are just a short walk away, offering plenty of fun for families. You're also only five minutes from the Auburn Bay

shopping area and ten minutes from South Health Campus. And of course, Auburn Bay residents enjoy access to the lake, parks, ponds, and scenic walking paths. With its thoughtful design, premium features, and unbeatable location, this property is truly a must-see. Don't miss your chance to call it home &mdash; book your private tour today!