



**GRASSROOTS**  
REALTY GROUP

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**35 Auburn Meadows Heath SE  
Calgary, Alberta**

**MLS # A2242300**



**\$600,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,396 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

4 BEDROOMS | 3 1/2 BATHROOMS | DUPLEX | 2,042 SQFT OF LIVING SPACE | DOUBLE DETACHED GARAGE | LARGE PRIVATE DECK | LAKE ACCESS | Welcome to this stylish and inviting 2-storey duplex in the heart of Auburn Bay, offering 2,042 sqft of thoughtfully designed living space and access to year-round lake amenities. Perfectly located near parks, schools, walking paths, and everyday conveniences, this home blends comfort and functionality with timeless design. Step into the bright and cozy living room, where a gas fireplace and accent wood shelving create a warm and welcoming ambiance. The main floor continues into the modern kitchen, complete with quartz countertops, a gas stove, full-height tiled backsplash, convenient pantry, and a large island with breakfast bar. The adjacent dining room offers the perfect space to entertain with large windows opening onto your private two-level composite deck, featuring a BBQ gas line and ample space to dine, relax and enjoy the outdoors. A main floor powder room adds convenience to the main floor.. Upstairs, the spacious primary suite offers a relaxing retreat with a 4-piece ensuite including a soaker tub and walk-in closet. Two additional bedrooms with large closets and a 4-piece bathroom complete this level. The fully developed basement offers flexible space with a large recreation room, dry bar with bar fridge, fourth bedroom, 3-piece bathroom, and laundry area, ideal for movie nights, guests, or a home gym setup. Additional features include a double detached garage and a landscaped yard, perfect for enjoying the outdoors. With lake access and close proximity to multiple Catholic and public schools, restaurants, shopping, and green spaces, this home is move-in ready and perfectly suited for family living. Book your showing today!

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