



GRASSROOTS
REALTY GROUP

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74 Auburn Meadows Court SE
Calgary, Alberta

MLS # A2243780



\$940,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,608 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: N/A

Welcome to your dream home, perfectly situated on a peaceful cul-de-sac and nestled on an expansive pie-shaped lot that offers privacy, space, and exceptional outdoor living. Located just a short walk from parks, Prince of Peace Elementary, and Lakeshore Middle School, this home is ideally positioned for family life. The beautifully maintained yard features extensive professional landscaping, a full irrigation system, and custom exterior lighting, creating a tranquil outdoor retreat you can enjoy day or night. Step inside to a bright and elegant main floor with soaring 10' ceilings and rich finishes throughout. The layout is both functional and sophisticated, featuring a custom main floor office with built-in cabinetry—perfect for working from home or managing busy family life. At the heart of the main level is a stunning gourmet kitchen with double wall ovens, sleek cabinetry, quartz countertops, and a generous island ideal for casual meals or entertaining. A spacious mudroom with built-in storage, central air conditioning, and an oversized garage with even more built-in storage add to the home's convenience and thoughtful design. Upstairs, the sense of space continues with 9' ceilings and a large bonus room with vaulted ceilings, providing the perfect spot for a media room, kids' playroom, or quiet retreat. The upper-level features four generously sized bedrooms, including a luxurious primary suite that serves as a private haven. The spa-inspired ensuite is complete with a glass-enclosed shower, double vanity, and heated floors for a touch of everyday luxury. A walk-in closet with professionally installed organizers adds both beauty and function. Blending upscale finishes with intelligent design in a highly desirable family-oriented community, this home truly stands out. Whether you're hosting friends in the open concept living space or enjoying a peaceful evening in

your beautifully landscaped backyard, this property offers the perfect balance of comfort and elegance.