



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2244871**



**\$514,999**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,146 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, See Remarks, Storage		

**Inclusions:** N/A

Located on a quiet street in one of Calgary's most loved lake communities, this 2 bedroom, 2.5 bathroom, semi-detached home offers 1,656 square feet of smart & functional living space. You're just steps from peaceful green space, close to schools, walking paths, and all the everyday amenities in both Auburn Bay, Mahogany and Seton. Inside, the main level features a bright and open layout with large windows, a cozy living room, and a functional rear kitchen and dining area. The kitchen offers plenty of counter space, beautiful rich-toned cabinetry, a stylish backsplash, and direct access to the south-facing backyard and deck—a perfect spot for summer BBQs, relaxing evenings, or gardening. Upstairs you'll find 2 separate primary bedrooms, each with its own ensuite and walk-in closet. It's a great setup for roommates, guests, or anyone who just loves having extra space and privacy. The basement is finished, offering a large rec room, a great office or workout space, and tons of storage. One of the best parts about living here is the community itself. Auburn Bay has such a friendly vibe, and the lake access gives you year-round enjoyment, whether it's beach days and paddleboarding in the summer or skating in the winter. Plus, it's super easy to get in and out of the community with quick access to 52nd Street, Stony Trail, and Deerfoot. Auburn Bay is more than just a neighborhood, it's a close-knit community that you'll be proud to call home. Don't miss your opportunity to live in one of Calgary's most beloved lake communities!