



GRASSROOTS
REALTY GROUP

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153 Auburn Meadows Way SE
Calgary, Alberta

MLS # A2245739



\$540,000

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,130 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Irregular Lot, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SATURDAY 2-4 Welcome to Auburn Bay- a vibrant, family friendly LAKE community! This beautifully maintained semi-detached offers the perfect opportunity for first time home buyers, young families, or the savvy investor eager to enter one of Calgary's most sought-after neighborhoods. With nearly 1,200sq ft of bright, open and thoughtfully designed living space, this gem checks all the boxes. Step into a spacious foyer that opens into a sunlit and airy living room featuring a light washed vinyl plank flooring that flows seamlessly into the heart of the home. A sleek and flawless kitchen offers quartz counters, stainless steel appliances, full height cabinetry and ideal centre island perfect for meal prep or casual dining. Upstairs, you'll find a full 4-piece bathroom and three generous bedrooms, including a private primary retreat complete with a walk-in closet and 3-piece ensuite. The unfinished lower level houses a dedicated laundry area and awaits your creative vision- ideal for a future rec room, home gym or office space. Enjoy your west facing backyard oasis, complete with a massive deck - perfect for summer BBQs, entertaining, or simply relaxing in the evening sun. Just steps to green spaces, playgrounds, and the Auburn bay clubhouse, lake and beach. This property offers year-round access to swimming, skating and vibrant community events. With nearby schools, shopping and transit, you can be rest assured convenience is always close by. METICULOUSLY maintained, PERFECT for families, and an UNBEATABLE lifestyle -don't let the home get away on you. Book your showing today!