



GRASSROOTS
REALTY GROUP

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**20 Auburn Meadows Gardens SE
Calgary, Alberta**

MLS # A2245930



\$629,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,564 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: Doorbell, Door keypads, TV mount in living room

Welcome to your new home in beautiful Auburn Bay, a thoughtfully designed southeast Calgary lake community known for its walkability, family-friendly atmosphere, and easy access to schools, green spaces, and major amenities. Enjoy peaceful mornings on your sun-drenched south-facing front porch, perfect for your morning coffee or relaxing with a book. Inside, the inviting living room greets you with a large window that bathes the space in natural light, along with a cozy tiled gas fireplace — ideal for chilly Calgary evenings. At the heart of the main floor is a stylish, functional modern white kitchen, thoughtfully designed with quartz countertops, stainless steel appliances (new dishwasher), an island with seating for four, and skylights that flood the space with even more natural light. The layout is ideal for both entertaining and everyday life, with plenty of counter space and cabinetry. Adjacent to the kitchen, the dining area comfortably fits a table for six and offers unobstructed views of the backyard — a true oasis featuring a patio, a charming pergola (perfect for your hammock!), space for a fire pit, and a double detached garage for added storage and convenience. Up the curved staircase, the upper level offers three generous bedrooms, including a spacious primary suite complete with a walk-in closet and a 5-piece ensuite featuring double vanities, a stand-up shower, and a deep soaker tub — your own private retreat at the end of a long day. The secondary bedrooms are well-sized and share a full bathroom. A bright open-to-below feature at the stairwell enhances the sense of space and light throughout the upper floor. The unfinished basement offers great potential with two windows, rough-ins for a future bathroom, laundry area and the mechanical room thoughtfully tucked away. Auburn Bay offers the charm and appeal of a lake

community lifestyle, with beautifully landscaped streets, local parks, walking paths, playgrounds, and community programming through the Auburn Bay Residents Association (ABRA). You'll be within minutes of schools, dog parks, and the Seton Urban District, home to the South Health Campus, restaurants, groceries, cafes, the Brookfield YMCA, and a VIP Cineplex theatre. With quick access to Deerfoot Trail, Stoney Trail, and major transit routes, commuting is easy, and weekend getaways are a breeze. Don't miss your chance to call Auburn Bay home — where community, comfort, and convenience come together beautifully. Book your private showing today!