



GRASSROOTS
REALTY GROUP

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141 Auburn Meadows Crescent SE
Calgary, Alberta

MLS # A2250653



\$869,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,532 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	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:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Shed, Security Camera, Whole Home Charcoal Water Filter		

3 BEDROOMS | 2 1/2 BATHROOMS | 2-STOREY | 2,532 SQFT | CORNER LOT | FORMER SHOW HOME | OVERSIZED DOUBLE ATTACHED HEATED GARAGE | This immaculate Cedarglen-built former show home still looks brand new! Located on a sunny corner lot in the heart of Auburn Bay, this stunning 2-storey home offers 2,532 sqft of beautifully designed living space and access to year-round lake amenities. The home is just steps from parks, schools, and everyday conveniences, offering the perfect blend of family comfort and designer appeal. Step inside to soaring ceilings, large windows, upgraded lighting throughout, and gleaming hardwood floors that flow through most of the main level. The gourmet kitchen is a showstopper, with technistone countertops, upgraded stainless steel appliances including a gas cooktop and built-in oven, a wine fridge, large island with seating, fully tiled backsplash, and an abundance of cabinetry. The bright and spacious living room centres around a beautiful stone facing gas fireplace, while the adjacent dining area opens to an extended deck, perfect for summer BBQs and outdoor entertaining. A walkthrough pantry connects the kitchen to a functional mudroom with built-in closet and access to the oversized finished heated garage with epoxy floors and ceiling storage. Other thoughtful details include a tucked-away desk nook and stylish powder room. Upstairs, a large bonus room with built-ins separates the expansive primary retreat from the other bedrooms. The primary retreat features large windows and a luxurious 5-piece ensuite with a large soaker tub, double vanities, and a walk-in shower, complemented by a generous walk-in closet with built-in organizers. The two additional large bedrooms are both complete with walk-in closets and large windows. A full 4-piece bath and large laundry room with built-in sink complete

the upper level. Outside, enjoy a beautifully landscaped southeast facing yard with large deck, an irrigation system and garden shed, plus added privacy from the corner lot. Additional features include central air conditioning, tankless hot water, water softener, and upgraded window coverings. The large basement is ready for you to make it your own with the option to add additional bedrooms, a gym, or recreation room. This home has been meticulously maintained and thoughtfully designed with quality finishes throughout. Enjoy lake living with access to the Auburn Bay clubhouse, beach, racquet courts, walking paths, and more.