



**GRASSROOTS**  
REALTY GROUP

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**223 Auburn Meadows Crescent SE**  
**Calgary, Alberta**

**MLS # A2253431**



**\$769,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,156 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, 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, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	garage door opener and 2 remotes, all window coverings, TV in living room & wall mount, shed		

Welcome to 223 Auburn Meadows Crescent, a beautifully upgraded and air-conditioned home in one of Calgary's most sought-after lake communities! Step inside to a spacious, titled front entry that flows into the main level, highlighted by hardwood floors and 9 ft. knockdown ceilings. The chef's kitchen boasts quartz countertops, tiled backsplash, gas cooktop, built-in wall oven and microwave, a newer fridge, brand-new dishwasher, full-height cabinetry, and a walk-in pantry. The adjacent dining area is a great size for gatherings, and the family room includes an inviting gas fireplace. A convenient powder room completes the main floor. Upstairs, the primary bedroom is a true retreat, and the huge ensuite features double sinks, double closets, a relaxing soaker tub, and a separate shower. A spacious bonus room separates the two generously sized additional bedrooms. The laundry room is also conveniently located on this level. The basement awaits your future development, with two large windows and bathroom rough-ins already in place. Outside, the backyard is fully fenced and landscaped with a deck with a gas line hookup. Enjoy the chance to call one of Calgary's most desirable lake communities home—just minutes from schools, shopping, and with quick access to both Stoney and Deerfoot Trail!