



GRASSROOTS
REALTY GROUP

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121 Auburn Meadows View SE
Calgary, Alberta

MLS # A2254415



\$529,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,143 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, 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:	Granite Counters, No Smoking Home, Storage		

Inclusions: N/A

Located in the amenity-rich lake community of Auburn Bay, this semi-detached home offers strong value, with a thoughtful layout across two levels, and a heated double detached garage. The upper level features three well-proportioned bedrooms, including a primary bedroom with a walk-in closet and a 3-pc en-suite, as well as a full 4-pc bathroom. The main level offers an efficient open-concept layout with a front living room, central dining area, and rear kitchen equipped with granite countertops and a large peninsula counter — ideal for day-to-day functionality. The rear entry leads to a west-facing backyard and large 21'x21' garage. There is room to add a personal touch, and extra value, through an unfinished basement. Situated just steps from multiple parks, schools, and pathways, and within walking distance to Auburn Station's shopping and the shopping corridor down 52nd St, groceries, and dining, this home is close to it all. Transit access, the South Health Campus, and Seton Urban District are also nearby, making this home an excellent option in one of Calgary's most complete southeast neighbourhoods. Auburn Bay is one of Calgary's most popular lake communities, and features one of the best-run community associations in the City. Call for a private viewing, and an opportunity to explore living in a neighbourhood that offers 4 seasons of outdoor activity options.