



GRASSROOTS
REALTY GROUP

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7 Auburn Meadows Gardens SE
Calgary, Alberta

MLS # A2254986



\$599,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,575 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this gorgeous detached corner-lot home in Auburn Bay with lake access! Offering over 1,550 sq. ft. above grade plus a fully finished basement, this property features 9' ceilings, a bright open floor plan, and a modern kitchen with a large island, quartz counters, stainless steel appliances, and plenty of cabinet space. The upper level includes a central bonus room, spacious primary suite with walk-in closet and ensuite, plus two additional bedrooms and a full bath. The finished basement offers a rec room, kitchenette, bedroom, full bath, and laundry. Enjoy the sunny south-facing backyard with composite deck and space for a future double garage. Close to schools, parks, shopping, and amenities in one of Calgary's most desirable lake communities!