



**GRASSROOTS**  
REALTY GROUP

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**92 Auburn Meadows Boulevard SE**  
**Calgary, Alberta**

**MLS # A2255804**



**\$539,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, Pantry, Recessed Lighting, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to this fully developed duplex in the highly desirable lake community of Auburn Bay. Ideally located directly across from Prince of Peace Elementary School, this home offers a perfect blend of comfort, convenience, and community living. The main floor features a bright and functional layout with a spacious kitchen complete with granite countertops and ample cabinet space. A cozy gas fireplace creates a warm focal point in the living area, ideal for relaxing or entertaining. Upstairs, you'll find three bedrooms and two full bathrooms, including a primary suite with ensuite. The fully finished basement adds even more living space with a large recreation area, full bathroom, and plenty of storage. Additional features include a double detached garage, central air conditioning, new blinds throughout, a water softener and filtration system, and a fully-fenced sunny backyard for outdoor enjoyment. Enjoy year-round access to Auburn Bay Lake, along with nearby parks, walking paths, shopping, South Health Campus, and easy transit options. This is a great opportunity to own in one of Calgary's most popular family communities. Book your showing today.