



GRASSROOTS
REALTY GROUP

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101 Auburn Meadows Crescent SE
Calgary, Alberta

MLS # A2256034



\$849,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,268 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Blinds and Rods		

OPEN HOUSE SAT SEPT 13 FR 2-4. Stunning and meticulously cared for home situated in the heart of the family-friendly lake community of Auburn Bay! Offering 2,268 SF of luxurious living space (above grade) with 3 bedrooms, 2.5 bathrooms, bonus room, central AC and an OVER-SIZED double garage (20'x24'). You are welcomed into the home by a large tiled foyer where you will step up into the bright and airy main floor with 9' foot ceilings, gorgeous hardwood flooring throughout and a dream kitchen with quartz counter tops, ceiling height backsplash, center island, eating bar, stainless steel appliances including a gas cooktop and a spacious walk-through pantry. The dining area gives access to the backyard with step down deck to an expansive patio for summer enjoyment. A living room with cozy gas fireplace and powder room complete this space. You will love the upper level where you can enjoy movie night or the big game in the bonus room with private balcony and space for the kids to do their homework at the built-in work station. The primary suite showcases a large walk-in closet and spa like 5 piece ensuite with a dual sink vanity, soaker tub and separate shower. Two additional bedrooms which share a 4 piece bathroom and a conveniently located laundry room are also found here. The basement is untouched and awaits future development with room for a 4th bedroom, bathroom, family room and ample storage. Prime location within walking distance to 3 playgrounds, both elementary and middle schools, as well as a nearby Catholic elementary school and minutes from the South Health Campus and Auburn Bay shopping area with an array of amenities. And of course, Auburn Bay residents enjoy access to the lake, parks, ponds, and scenic walking paths for year around enjoyment. Thoughtfully designed and an unbeatable location - this property is

truly a must-see!