

1-833-477-6687 aloha@grassrootsrealty.ca

## 93 Auburn Meadows View SE Calgary, Alberta

MLS # A2265350



\$649,888

Auburn Bay

	•					
Туре:	Residential/House					
Style:	2 Storey					
Size:	1,452 sq.ft.	Age:	2015 (10 yrs old)			
Beds:	4	Baths:	3 full / 1 half			
Garage:	Alley Access, Double Garage Detached, Off Street, Oversized					
Lot Size:	0.09 Acre					
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, I					

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organi	izers, Jetted Tub,	Kitchen Island, Pantry, Storage

Division:

Inclusions: Gazebo (if buyer is interested), Shed

Step inside this beautifully laid out home and immediately feel the sense of space and flow. The main floor opens from the front porch into a bright and inviting great room, perfect for relaxing with family or hosting gatherings with friends. Overlooking the great room, the kitchen and dining area feature a large island with an eating bar — ideal for casual meals, catching up with the kids, or entertaining guests. The kitchen also offers dual access to both the side and back yards for added function and convenience. Upstairs, a grand staircase leads to the private upper level with three spacious bedrooms. The primary suite features an impressive walk-in closet and a full ensuite — the perfect retreat after a long day. Two additional bedrooms and another full bathroom keep the whole family close and comfortable. Downstairs, the fully finished basement adds even more versatility with a large bedroom, a three-piece bathroom, and an open entertainment area — ideal for guests, teens, or extended family. Outside, you'll find a side entrance for privacy or future development potential, and an oversized double garage built for convenience. Upgrades include an 8-foot door, windows in the door, a Wi-Fi-enabled opener with remote capability, and a 240V plug ready for your electric vehicle. Location is unbeatable — just minutes from everything you need. A 2-minute walk to grocery stores, a 1-minute walk to the school, a 2-minute drive to the lake and dog park, and steps from scenic ponds and wetlands. You'll also love the strong sense of community — neighbours recently came together to have the alley paved (scheduled for 2025), showing pride of ownership and commitment to maintaining a great neighbourhood. Welcome home to Auburn Bay living — modern, warm, and ready for your next chapter.