



**GRASSROOTS**  
REALTY GROUP

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**17 Auburn Meadows Link SE  
Calgary, Alberta**

**MLS # A2271183**



**\$559,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,458 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Bathroom Rough-in, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Original owner, centrally located in the 4-season community of Auburn Bay away from all the traffic noise but walking distance to schools, Auburn Station and transit just outside a playground zone! A quaint North facing front porch offers access into the main floor boasting 9' ceilings with a tiled foyer and front lifestyle room. Laminate flooring stretches from the front to the back of this open plan with added transom windows over the center dining area. The rear of the home has a garden door to the South exposed backyard which comes fenced, landscaped and with your own double detached garage. The corner kitchen has classic white extended cabinets, a full set of stainless-steel appliances, quartz counters, soft close mechanics, a backyard window over the sink and a plethora of storage and prep space. Completing this level is a 2-piece bath and side stairs to the lower basement. The upper plan has room for all with 2 back kid's bedrooms their own tiled 4-piece bath with a counter height storage vanity, tiled floors and tub surround with added tile accents. Enjoy the convenience of an actual upper laundry room with extra space to move. The primary bedroom is situated at the front of the home and comes complete with a walk-in closet and tiled 3-piece en-suite bath offering a full-size shower, cabinets and drawers in the counter height vanity. An un-touched basement has the perfect layout for any future development with space for a 4th bedroom, storage, a recreation room and a 3rd full bath. &nbsp;  Presented in pristine condition, this is the plan, location, community for any growing families needs!