



GRASSROOTS
REALTY GROUP

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96 Auburn Meadows Boulevard SE
Calgary, Alberta

MLS # A2273083



\$599,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,411 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows		

Inclusions:	N/A
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Welcome to this bright and beautifully maintained 1,411 sq. ft. semi-detached home in the highly sought-after lake community of Auburn Bay! Offering a fully finished basement, an oversized double-detached garage, and exceptional walkability, this home delivers incredible value in one of Calgary's favourite four-season lake communities. The main floor is warm and inviting, featuring a cozy gas fireplace, large windows, and patio doors that flood the space with natural light. The kitchen offers rich wood cabinetry, great counter space, and a functional layout perfect for everyday living and entertaining. A convenient side exterior door adds extra flexibility and easy access to the backyard. Upstairs, you'll find two generous bedrooms including a spacious primary retreat complete with a soaker tub, separate glass-enclosed shower, and a large vanity—a true private getaway. The fully finished basement expands your living space with a large recreation room, a comfortable bedroom, and a full bathroom—ideal for guests, teens, or a home office setup. Outside, enjoy a low-maintenance landscaped yard with turf, a great deck for summer BBQs, and your oversized double-detached garage offering ample parking and storage. Located right across from a school and just a short walk to grocery stores, restaurants, and everyday amenities, this home offers unbeatable convenience. Plus, enjoy exclusive access to Auburn Bay Lake with year-round activities including swimming, beaches, skating, fishing, and community events. A perfect blend of comfort, location, and lifestyle—welcome home!