



GRASSROOTS
REALTY GROUP

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200 Auburn Meadows Crescent SE
Calgary, Alberta

MLS # A2276010



\$839,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,575 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Living Room TV Wall Mount, Bonus Room TV Wall Mount, Master Bedroom Headboard (negotiable)

Located in the sought-after lake community of Auburn Bay, this pristine Jayman Built two-storey home offers over 2,500 sq ft of developed living space and backs directly onto greenspace. From the moment you arrive, the curb appeal is undeniable, with a well-maintained exterior that reflects the care and thought put into every aspect of the home. Designed with both function and comfort in mind, this residence features three bedrooms, two and a half bathrooms, and a double attached garage. The main floor welcomes you with a spacious tiled entryway and nine-foot ceilings, complemented by large windows that fill the home with natural light. The open-concept layout seamlessly connects the kitchen, dining area, and living room. The living room is anchored by a cozy gas fireplace, while engineered hardwood flooring runs throughout the remainder of the main level. The kitchen is a standout, offering full-height white cabinetry, quartz countertops, a tasteful backsplash, and stainless steel appliances, including a gas cooktop. Dual islands provide ample prep space and seating, while a large walk-in pantry ensures excellent storage. A generous dining area sits adjacent to the kitchen, along with a dedicated beverage and coffee station complete with a bar fridge. A two-piece powder room rounds out the main floor. Throughout the home, Hunter Douglas blinds, modern lighting, triple-pane windows, and thoughtfully placed feature walls add subtle style and efficiency. Upstairs, plush carpet leads you to a well-planned layout with bedrooms positioned on opposite ends for added privacy. A central bonus room offers flexible space for relaxing or gathering. The primary retreat enjoys mountain views and a spa-inspired ensuite featuring a standalone shower, soaker tub, dual sinks with individual vanities, a makeup station, and two walk-in closets. Two additional

bedrooms share a five-piece bathroom with dual vanities, while a sliding door separates the toilet, tub, and shower area from the sinks for added convenience. A dedicated laundry room completes the upper level. The basement is unfinished and ready for your vision, with nine-foot ceilings that allow for a wide range of possibilities. The backyard is designed for enjoyment and relaxation. A large deck with a pergola includes retractable wind screens and lighting, making it a comfortable space for barbecues, morning coffee, or evenings spent outdoors. The yard is landscaped and backs onto greenspace, enhancing the sense of openness. The oversized double attached garage includes a sub-panel, adding extra functionality. Living in Auburn Bay means exclusive access to the lake and community amenities including a beach, tennis courts, and year-round activities. The home backs onto a field connecting Prince of Peace and Lakeshore Schools, is a short walk to Auburn Bay School, and minutes from JCS High School, Seton YMCA & library, South Health Campus, shopping, dining, major roadways, parks, golf courses, and an off-leash dog park.