



**GRASSROOTS**  
REALTY GROUP

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

**106 Auburn Meadows Walk SE  
Calgary, Alberta**

**MLS # A2277223**



**\$445,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Sound		

**Inclusions:** n/a

Welcome home to this stunning 3-bedroom, 2.5-bath townhome, offering air-conditioned comfort in the highly sought-after lake community of Auburn Bay. As you step inside, you're welcomed by a spacious and inviting entryway that sets the tone for this thoughtfully designed home. The open-concept main living area is perfect for both everyday living and entertaining. The living room features a striking stone feature wall with a mounted TV, sound bar, and ceiling-mounted speakers. The dining area includes a dedicated niche ideal for a buffet or hutch, while the modern kitchen impresses with a large island, quartz countertops, pantry, stainless steel appliances, and ample cabinetry with generous storage. Just a few steps up, a convenient powder room leads to the upper level, which hosts three well-sized bedrooms, each with large closets. The owner's suite, privately located at the end of the hallway, showcases a walk-in closet, a stylish barn board feature wall, and a 4-piece ensuite with a sleek quartz vanity. The lower level offers additional storage, a dedicated laundry area, and direct access to the double attached garage, providing space for a full-size vehicle and extra storage. Outside, enjoy your own fenced outdoor living space, perfect for summer entertaining and complete with a BBQ gas line. Ideally located steps from shopping, schools, parks, transit, and Auburn Bay Lake, this move-in-ready home offers both convenience and lifestyle. Immediate possession available. Welcome to your new home in Auburn Bay.