



GRASSROOTS
REALTY GROUP

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**93 Auburn Meadows View SE
Calgary, Alberta**

MLS # A2279665

\$629,999



Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,452 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Central, Standard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Walk-In Closet(s)		
Inclusions:	N/A		

This bright, well-designed home offers effortless flow from the welcoming front porch into a spacious great room. The kitchen and dining area overlook the space and feature a large island with eating bar, plus dual access to the side and backyard — perfect for family life and entertaining. Upstairs you'll find three spacious bedrooms, including a primary retreat with walk-in closet and full ensuite, plus an additional full bath. The fully finished basement adds a large bedroom, 3-piece bathroom, and open rec area — ideal for guests, teens, or hobbies. Outside features a private side entrance and an oversized double garage with an 8-ft door, windows, Wi-Fi opener, 240V EV plug, and the added benefit of a recently completed, fully paved alleyway for cleaner access, smoother driving, and easier parking. Unbeatable Auburn Bay location: 1-minute walk to school, 2-minute walk to groceries, 2-minute drive to the lake and dog park, and steps from ponds and wetlands. This is Auburn Bay living at its best — move-in ready and waiting for your next chapter.