



**274 Auburn Meadows Place SE
Calgary, Alberta**

MLS # A2287834



\$539,000

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|------------------|---------------------------------|-------------------------------|
| Division: | Auburn Bay | |
| Type: | Residential/House | |
| Style: | 2 Storey, Attached-Side by Side | |
| Size: | 1,404 sq.ft. | Age: 2015 (11 yrs old) |
| Beds: | 3 | Baths: 2 full / 1 half |
| Garage: | Single Garage Attached | |
| Lot Size: | 0.07 Acre | |
| Lot Feat: | Landscaped, Rectangular Lot | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, No Animal Home, No Smoking Home | | |
| Inclusions: | n/a | | |

OPEN HOUSE SUNDAY February 22, 2-4pm. Welcome to lake living in the vibrant, family-friendly community of AUBURN BAY — where year-round amenities, beautiful pathways, and a strong sense of community come together to create a lifestyle you'll truly love. This beautifully maintained 1400 SQ FT SEMI-DETACHED HOME offers the perfect blend of comfort, function, and modern style. Step inside to a bright main floor featuring durable laminate flooring, MODERN LIGHTING, and an inviting open-concept layout. The kitchen is a standout with QUARTZ COUNTERTOPS, stainless steel appliances, and rich wood cabinetry that adds warmth to the bright space. Upstairs you'll find THREE BEDROOMS including a spacious primary retreat complete with a PRIVATE FOUR-PIECE ENSUITE. A second full bathroom and convenient upper-level laundry round out this level. The FULLY FINISHED basement expands your living space with a versatile REC ROOM — perfect for movie nights, a home gym, kids' play area, or a quiet workspace. Outside, the SUNNY WEST-FACING BACKYARD is ready to enjoy with a deck, grassy area, and FULLY FENCED yard — ideal for summer BBQs, pets, or simply enjoying the afternoon sun. The single attached garage plus an EXTENDED WIDTH CONCRETE DRIVEWAY provides parking for two additional vehicles, offering both practicality and convenience. Enjoy exclusive access to the private lake, Auburn House, tennis courts, skating in the winter, paddleboarding in the summer, playgrounds, pathways, and year-round community events. You're also just minutes from schools, South Health Campus, Seton's shops and restaurants, and easy commuter routes. Call your favourite Realtor and set up a private viewing!