



**253 Auburn Meadows Boulevard SE
Calgary, Alberta**

MLS # A2290355



\$665,000

| | | | |
|------------------|-----------------------------------|---------------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,695 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Oversized, Single Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | In Floor, Electric, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s) | | |

Inclusions: Fridge in the Garage, Basement Freezer + Washing Machine, TV + Wall Mount (upstairs flex room), Shelving / Wall Units (Main living room + Upstairs flex room)

****OPEN HOUSE - Sunday, March 29 1-3PM**** Welcome to life in Auburn Bay, one of Calgary's most beloved lake communities, where four-season recreation, walkable amenities, and family-friendly streets create a lifestyle that is both vibrant and relaxed. From the moment you step inside, the home makes an impression with its generous front entryway, thoughtfully designed to accommodate busy mornings and welcoming arrivals. With abundant storage and curated design touches throughout, the space immediately feels organized, elevated, and inviting. The main living area unfolds in a bright, open-concept layout, where the kitchen anchors the home with a large central island, stainless steel appliances, sleek cabinetry, and a modern tile backsplash. Pendant lighting adds warmth and style, while the adjacent dining area, set against a striking feature wall, creates a beautiful backdrop for gatherings with family and friends. Upstairs, thoughtful design continues with a layout ideal for modern family life. The primary bedroom is intentionally positioned for privacy, separated from the additional bedrooms by a central bonus room, creating a quiet retreat at the end of the day. Second-floor laundry adds everyday convenience, while triple-pane windows throughout the home keep the interior peaceful and energy efficient. The fully developed lower level offers additional versatility, featuring a stylish bathroom complete with in-floor heating, along with flexible space for a gym, media room, or play area. Outside, the sun-filled backyard enjoys warm afternoon light, creating an ideal setting for outdoor relaxation and entertaining. The oversized single garage offers excellent storage, while the driveway comfortably accommodates two additional vehicles with easy access in and out. Comfort and efficiency are further enhanced with air conditioning and a tankless hot water

system (2023), modern upgrades that add both convenience and long-term value. Perfectly positioned within walking distance to Co-op, parks, and the dog park, and with exclusive access to Auburn Bay's private lake, this home offers a lifestyle where paddle-boarding in summer, skating in winter, and neighbourhood connections are all part of daily life. A thoughtfully designed home in a truly exceptional community.