



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

MLS # A2302598



\$589,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,434 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Garage Door Opener, Single Garage Att		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Gazebo, Greenbelt, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: NA

WATCH THE VIDEO! Welcome to one of the most complete duplex homes currently available in Auburn Bay. This move-in ready property offers a fully finished basement, front attached garage, and a larger 4,014 sq ft lot — a combination rarely found at this price point. Unlike many comparable homes, there’s no need for future renovations or added investment. The bright and functional layout is ideal for everyday living, while the finished basement provides valuable extra space for a family room, office, or guest area. Enjoy a private backyard with a gazebo, perfect for relaxing or entertaining, plus the added benefit of backing onto green space and being located on a quiet cul-de-sac. Situated in the sought-after Auburn Bay lake community, with access to year-round amenities, parks, schools, and more. A complete, functional home ready to enjoy from day one.