



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

**MLS # A2183195**



**\$739,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,934 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Gentle Sloping, Landscaped, Level		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Wired for Sound		
<b>Inclusions:</b>	NA		

Amazing value in AUBURN BAY! This Jayman built, Reunite floor plan features 4 bedrooms, 4 bathrooms with just under 2500 sq/ft of developed living space with an incredible WEST FACING backyard plus AC. Walking into the home you'll be greeted with a tile floor in your sunk-in entrance/mudroom that connects with access to the attached two car garage. Stepping into your living space you'll immediately notice the hardwood floors, upgraded granite countertops, newer stainless steel appliances and upgraded full height cabinets in the kitchen. You'll love looking into the west facing backyard with the oversized deck as the sun pours into the main floor. Immediately off the kitchen is a spacious dining room with direct access to the oversized deck making this the perfect layout for day to day life and entertaining. The main floor is complete with a half bath and built-in speakers. Upstairs has 3 bedrooms and a large bonus room with five built-in surround speakers, separating the primary from the 2 secondary rooms, upstairs laundry (new LG machines 2024) and a 4 piece bath. The primary bedroom has west facing windows, a walk-in closet and a 5 piece en suite. Also included are the Hunter Douglas blinds which provide blackout coverage in the primary suite. The recently developed basement (2023) has an additional workout space/rec area, 4th bedroom, 4 piece bathroom and a ton of storage! We are just steps from shopping, restaurants, grocery stores, bars, Prince of Peace School and just a short drive to Westman Village, South Health Campus and all Seton has to offer.