



GRASSROOTS
REALTY GROUP

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215 Auburn Meadows Place SE
Calgary, Alberta

MLS # A2200444



\$655,000

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,431 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry		

Inclusions: N/A

Wonderful 4-Bedroom Home with a South-Facing Backyard. This beautifully designed Morrison home offers 4 bedrooms, 4 bathrooms, and over 2,000 sq. ft. of developed living space, complete with an incredible south-facing backyard. Step inside and be welcomed by an open-concept floor plan that seamlessly connects the main living areas. The modern kitchen features granite countertops, a spacious island, and stainless steel appliances. The adjoining dining space overlooks the large backyard, which boasts a large deck which is perfect for outdoor entertaining. Upstairs, you'll find three generously sized bedrooms, a 4-piece bathroom, and a convenient upstairs laundry. The primary suite is a private retreat, complete with a walk-in closet and a 4-piece ensuite. The fully finished basement offers additional living space, including a rec room, a fourth bedroom, and another 4-piece bathroom, ideal for guests or a growing family.

Located just a short walk from shopping, restaurants, grocery stores, bars, and Prince of Peace School, this home is also a quick drive to Westman Village. Don't miss your chance to own this well kept property!