



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

12 Auburn Meadows Gardens SE
Calgary, Alberta

MLS # A2204291



\$749,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,693 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Garden, Lake, Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Dry Bar, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to a beautifully refreshed Auburn Bay home offering 4 Bedrooms & over 2,400 SQFT of total developed living space in one of Calgary's most sought-after lake communities. From the moment you arrive, the curb appeal is undeniable, with a charming front porch framed with tasteful landscaping and front yard fencing that provides peace of mind for little ones and/or furry friends. Step inside to discover an air conditioned home as well as new carpeting, fresh paint, designer light fixtures, and new window coverings throughout, creating a polished and inviting atmosphere from top to bottom. Rich and durable laminate floors guide you through the open main level where a thoughtfully designed kitchen awaits, featuring quartz counters, a large central island with breakfast bar, quality appliances, corner pantry, and a custom built-in coffee and wine bar with custom cupboards & shelving. Smart track lighting highlights the space while the adjacent dining area is airy and bright with transom window flowing seamlessly into a family room anchored by a cozy gas fireplace and framed by generous windows. Just off the main foyer, a bright and private home office with French doors offers the perfect place to work or study, complemented by a tucked-away powder room for added convenience. Upstairs, the ambiance continues with a light-filled bonus room ideal for movie nights or game time. Two generously sized bedrooms with ceiling fans provide comfort and function, along with a well appointed full bath while the serene primary retreat impresses with its own private covered balcony, a spa-like ensuite complete with double vanities, a glass shower, and a large walk-in closet. Downstairs, the newly developed lower level features high-end finishings, a large bedroom with expansive walk-in closet, a full bathroom with heated tile floors, ample storage, and a spacious media or

family room perfect for entertaining or relaxing. This level is completed with laundry and a water softening system. Outside, the yard is summer-ready, with spring cleanup already complete. Enjoy an expansive back deck, a BBQ wall, artificial grass, and a mix of trees, gardening space, rock, and a hot tub-ready pad, all thoughtfully designed for low maintenance and high enjoyment. The fenced backyard ensures privacy, and a brand new double detached garage completes this exceptional outdoor space. Located in the Lakeshore School walking zone, this home is also surrounded by numerous pathways, steps from Auburn Bay's off-leash dog park, and walking distance to the local grocer, butcher, medical amenities, the incredible Seton YMCA, and dozens of excellent restaurants and eateries, this home offers not just a place to live, but an exceptional lifestyle. Auburn Bay Lake is your four-season playground with swimming, paddle boarding, skating, beach volleyball, community events, and more. With easy access to Stoney Trail, downtown Calgary, and the majestic Rocky Mountains, this is the ultimate lake life address.