



GRASSROOTS
REALTY GROUP

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**145 Auburn Meadows Way SE
Calgary, Alberta**

MLS # A2210138



\$599,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,412 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this beautifully maintained duplex in a vibrant community-perfect for your families! This spacious 1,400 sq.ft. home offers 3 bedrooms and 2.5 bathrooms, including a primary bedroom with a private en-suite for your comfort. The layout is bright and functional, with an additional side entrance to the basement-ideal for a home business, private workspace, or future development. Enjoy the west-facing backyard with a huge deck and patio, perfect for relaxing or entertaining! The large double detached garage offers ample storage and convenience, while the man-made lawn provides a virtually maintenance-free outdoor space. Located directly across from a park and just steps to the community clubhouse and lake, this home brings nature and recreation right to your doorstep. With nearby schools, and easy access to both Deerfoot and Stoney Trail, commuting is a breeze. Don't miss this opportunity to live in a family-friendly Neighborhood with everything you need close by!