



GRASSROOTS
REALTY GROUP

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

237 Auburn Meadows Boulevard SE
Calgary, Alberta

MLS # A2212057



\$765,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Interior Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	None		

This beautifully 4-bedroom, 3.5-bathroom residence offers the perfect blend of style, comfort, and functionality. Step into the bright and spacious main floor, where you'll find open concept kitchen featuring ceiling-height cabinetry, granite countertops, and a generous island—ideal for hosting and everyday living. Upstairs, the luxurious primary suite boasts a spa-inspired 5-piece ensuite and a walk-in closet with custom built-ins. Two additional bedrooms, a full bathroom, a spacious bonus room, and a convenient laundry room complete the upper level. The fully finished basement adds even more living space, with a cozy entertainment area, wet bar, a versatile fourth bedroom or playroom, and a 3-piece bath complete with a relaxing sauna—your very own at-home retreat. Outside, enjoy a low-maintenance backyard with a composite deck, turf grass, and a built-in playground—perfect for family fun and entertaining. All of this plus year-round lake access and just minutes to schools, shopping, restaurants, and more. Don't miss the chance to call this exceptional property home!