

118 Auburn Meadows Avenue SE  
Calgary, Alberta

MLS # A2163234



## \$550,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Enclosed, Garage Door Opener, Oversized, Works		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Cleared, Close to Clubhouse, Dog Run Fenced In, Fruit Trees/Sh		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** TV Wall Mount in Basement and Upstairs Bedroom, 3 white-washed floating shelves in Main floor Bathroom, 3 floating shelves in Basement Bathroom, Floating shelf in Mudroom, Window Coverings. Video Doorbell included (no contract attached).

Welcome to the 4 Bed + 3.5 Bath "Bentley" of Semi-detached homes in one of Calgary's TOP Lake communities Auburn Bay. This home was built on an OUTSTANDING Oversized Rectangular Lot with Pergola, on the massive 480 SQ FT Deck perfect for entertaining guests. With an Oversized enclosed Backyard, freshly laid Paving Stones throughout, and a garden filled with fresh herbs ready for your next recipe and Gas BBQ hookup. Experience modern luxury with the 'Bentley' floor plan custom built by Homes by Avi. With an Open Concept, south-facing Living Room with expansive windows providing loads of natural light throughout the home, a formal Dining Room, and an expansive White Chef's Kitchen. It is perfect for entertaining, with extended cabinetry, a full suite of upgraded stainless steel appliances (including a Gas Range), pristine white Quartz countertops, and a large Kitchen Island and Powder Room to complete the main floor. Head upstairs for 3 bedrooms, the Oversized Primary Bed with Walk-in-Closet and Ensuite 4-pc Bath, 2 additional Bedrooms, and another 4-pc Bath. Enter the fully finished Basement with a 2ND Living Room, Laundry, your 4 Bedroom, and another 4-pc Bath. This home wouldn't be complete without the new 2 Car Oversized Detached Garage with a workbench, shelves, and rough-in for 40 amp service. Located just a short walk from the Auburn Bay Dog Park, Westman's Village, incredible restaurants, grocery stores, and more. You won't want to miss seeing this turnkey property.