

77 Auburn Meadows View SE Calgary, Alberta

MLS # A2176982



\$544,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,257 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Street Lighting, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Shelving in Garage, Wall Mount in Living Room

Welcome to this charming Auburn Bay home, where modern elegance meets practical living. As you step inside, you're greeted by beautiful laminate flooring that flows seamlessly throughout the open-concept main level. This spacious layout begins with a contemporary kitchen at the back, designed to be both functional and stylish. Here, you'll find granite countertops that add a touch of sophistication, complemented by rich cabinetry extending up to the ceiling for ample storage. Stainless steel appliances make meal prep a breeze, while the large centre island, adorned with chic pendant lighting, provides the perfect spot for casual dining or a gathering space for friends. A thoughtfully placed window over the sink allows you to watch the kids play in the backyard, adding an extra touch of warmth to the space. The central dining area serves as the heart of the home, perfect for family meals, holidays, and entertaining guests. Just off the dining space, the front living room is a welcoming retreat, flooded with natural light from large windows. It's the ideal place to unwind after a busy day, catch up with loved ones, or enjoy a cozy evening in. Upstairs, you'll discover a tranquil escape in the oversized primary bedroom. This spacious suite boasts a private 4-piece ensuite, ensuring your comfort and privacy. Two additional bedrooms share a well-appointed 4-piece bathroom, making this floor plan highly functional for families or those hosting guests. Outside, the west-facing backyard is fully landscaped and fenced, ready for summer barbecues and sunny afternoons. The double detached garage provides secure, year-round shelter for your vehicles and offers additional storage for all your lake gear and outdoor equipment. Located in the beautiful southeast lake community of Auburn Bay, this home gives you access to an array of amenities, enhancing your

lifestyle and daily convenience. Walking distance to Prince of Peace School, Auburn Station shops, restaurants, bus stops, and the future LRT station, you'll have everything you need close at hand. Easy access to major routes like Stoney Trail, Deerfoot, and 52nd Street makes commuting a breeze, and the nearby South Health Campus Hospital adds peace of mind. Plus, you're just moments from Auburn Bay's 4-season lake, where you can enjoy year-round activities, from summer swimming to winter skating. Whether you're a first-time buyer, looking to downsize, or seeking a smart investment with no condo fees, this home is a rare find in a prime location. Embrace the Auburn Bay lifestyle – this could be the perfect home for you!