

**32 Auburn Meadows Avenue SE  
Calgary, Alberta**

**MLS # A2173647**



**\$574,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** NA

NO CONDO FEES!!! Beautiful well-maintained home in the sought-after southeast lake community of Auburn Bay. Walking distance to Prince of Peace School, CO-OP Grocery store, Bus stops, future LRT station and much more. Easy access to the Stoney Trail, Deer Foot 52nd ST, South Health Campus Hospital and many more shops. As soon you enter, you will appreciate the luxury laminate floors throughout the main floor, open space living with a modern kitchen, and granite countertops ready to entertain. Stainless steel appliances. Upper level you will find an oversized master bedroom with a 3pc ensuite, and 2 extra bedrooms with a full 4pc bathroom. Fully finished basement with a 4th 4pc bathroom and a large recreation room. Double detached garage, landscaped, deck and fenced. Please call for your private showing. Call for your private showing.