

180 Auburn Meadows Boulevard SE
Calgary, Alberta

MLS # A2174328



\$499,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,116 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Modern and sophisticated home that perfectly combines style with function including a convenient dual master floor plan! This prime location is mere minutes to the lake, an off-leash park, several parks and a multitude of amenities. Then come home to a quiet sanctuary. Designer lighting, a neutral paint pallet, durable laminate floors and an abundance of natural light adorn the open and airy floor plan. The relaxing living room seamlessly flows into the dining room providing amazing connectivity that encourages unobstructed conversations with family and guests. Show off your culinary prowess in the beautiful kitchen featuring quartz countertops, stainless steel appliances, a plethora of full-height cabinets and a centre island to casually gather. This convenient layout includes a mudroom with built-ins to tuck away shoes and jackets and a handy powder room off the rear entrance for a quick clean-up upon entry. Dual primary bedrooms grace the upper level both are generously sized with large walk-in closets and their own 4-piece ensuite, no need to share! The large basement awaits your design ideas with plenty of space for everything else on your wish list. Host casual barbeques or spend your weekends lounging on the expansive deck in your private backyard with loads of grassy play space for kids and pets. Off-street parking for 2 vehicles or room for a future garage further adds to your comfort. This family-friendly and charming lakeside community has it all including year-round activities at the lake, an extensive pathway system, numerous parks and a ton of amenities comprising of everything from groceries to restaurants and more! Mere minutes away is tranquil Fish Creek Park, the Seton YMCA (the largest in the world!) and South Health Campus. Truly an exceptional home in an unbeatable location! Vacant and move-in ready!