

**215 Auburn Meadows Place SE  
Calgary, Alberta**

**MLS # A2200444**



**\$655,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	1,431 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** N/A

Wonderful 4-Bedroom Home with a South-Facing Backyard. This beautifully designed Morrison home offers 4 bedrooms, 4 bathrooms, and over 2,000 sq. ft. of developed living space, complete with an incredible south-facing backyard. Step inside and be welcomed by an open-concept floor plan that seamlessly connects the main living areas. The modern kitchen features granite countertops, a spacious island, and stainless steel appliances. The adjoining dining space overlooks the large backyard, which boasts a large deck which is perfect for outdoor entertaining. Upstairs, you'll find three generously sized bedrooms, a 4-piece bathroom, and a convenient upstairs laundry. The primary suite is a private retreat, complete with a walk-in closet and a 4-piece ensuite. The fully finished basement offers additional living space, including a rec room, a fourth bedroom, and another 4-piece bathroom, ideal for guests or a growing family.

Located just a short walk from shopping, restaurants, grocery stores, bars, and Prince of Peace School, this home is also a quick drive to Westman Village. Don't miss your chance to own this well kept property!