

**237 Auburn Meadows Boulevard SE
Calgary, Alberta**

MLS # A2203089



\$859,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Electric Fireplace In Basement, Sauna, Backyard Playground, Basement Slide, Garage Electric Heater.

Welcome to this stunning 4-bedroom, 3.5-bath home in the sought-after lake community of Auburn Bay! Step inside to a bright and open main floor, featuring a modern kitchen with ceiling-high cabinets, granite countertops, and a spacious island—perfect for entertaining. Upstairs, the primary suite is a dream, with a spa-like 5-piece ensuite and a walk-in closet with built-in storage. Two more bedrooms, a full bath, bonus room, and laundry room complete the upper level. The fully finished basement offers extra space to relax, with an entertainment space, a wet bar, a bedroom/playroom, and a 3-piece bath with a sauna—your own private retreat! Enjoy the low-maintenance backyard with a composite deck, turf grass, and a playground, perfect for families and outdoor fun. All this, plus lake access and just minutes from schools, shopping, and dining.