

**173 Auburn Meadows Way SE  
Calgary, Alberta**

**MLS # A2207028**



**\$750,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,711 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, 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-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator in basement, Microwave Hood Fan in basement, Washer in basement, Dryer in basement, Shed

**\*\*BRIGHT, BEAUTIFUL, 4-Bedroom, WELL MAINTAINED HOME with FULLY DEVELOPED BASEMENT and OVERSIZED DOUBLE DETACHED GARAGE on CORNER LOT in the LAKE COMMUNITY OF AUBURN BAY\*\*** Welcome to your dream home in the DESIRABLE LAKE COMMUNITY OF AUBURN BAY! This beautiful and bright 4-bedroom residence is nestled on a corner lot, featuring an oversized double detached garage and a FULLY DEVELOPED ILLEGAL SUITE with a SIDE ENTRANCE. As you enter, you will immediately feel the PRIDE OF OWNERSHIP. The main floor boasts an inviting FRONT OFFICE, an OPEN-CONCEPT layout with 9-foot ceilings, LARGE WINDOWS, and LVP flooring throughout. The cozy living room is accented with a charming fireplace, creating a warm atmosphere for gatherings. The SPACIOUS kitchen is a chef's delight, featuring a LARGE ISLAND, QUARTZ COUNTERTOPS, a stylish tile backsplash, UPGRADED STAINLESS STEEL APPLIANCES, and a convenient corner pantry. Head upstairs to discover a bonus room, ideal for family movie nights or playtime. The generous primary bedroom includes a 4-piece ensuite bathroom, providing a serene retreat. Two additional well-sized bedrooms and a convenient laundry area complete the upper level. The FULLY DEVELOPED BASEMENT offers versatile options; complete with an ILLEGAL SUITE or additional living space for your family. With a CONVENIENT SIDE ENTRANCE, this area is designed for flexibility to meet your needs. Step outside to your fully fenced backyard, featuring a large deck. Perfect for summer barbecues and outdoor entertaining. The OVERSIZED DOUBLE DETACHED GARAGE provides ample space for vehicles and storage, with easy access from the back lane. Located just across the street from a playground, this home is perfect for

families with young children. Enjoy the convenience of nearby schools, an off-leash dog park, and shopping centers within walking distance. With quick access to 52 Street and Stoney Trail, commuting is a breeze. Don't miss this opportunity to own a stunning home in a vibrant community! Schedule your showing today!