43 Auburn Meadows Gardens SE
Calgary, Alberta

MLS # A2205114

$659,900

Division:	Auburn Bay
Type:	Residential/House
Style:	2 Storey

Size:	1,504 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Double Garage Detached, Garage Door Opener
Lot Size:	0.06 Acre
Lot Feat:	Back Lane, Back Yard, Landscaped, Paved

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s)

Inclusions: A/N

This stunning property seamlessly combines modern amenities with serene surroundings in one of the most sought-after LAKE COMMUNITIES. Perfect for families and professionals alike, this home offers a blend of comfort, convenience, and style with DOUBLE DETACHED GARAGE, 3 BEDROOMS + 2.5 BATHROOMS, Located in a desirable neighborhood of Auburn Bay, close to an elementary school, lake, South Calgary Health Campus & YWCA. This home offers a floor plan that is great for hosting gatherings with 9FT ceilings in the GREAT room that opens into the RAISED kitchen w/quartz counters, breakfast bar & ceiling height cabinets & dining area with an ELEGANT curved staircase and a rear mud room leading to your BEAUTIFUL deck showered with morning sun and fenced yard. Your SKYLIGHT at the top of your staircase brightens up both main & upper level. The kitchen with modern cabinets, Quartz countertops, and stainless-steel appliances, making it turnkey move in ready. The home has a large fully fenced backyard & 9.8x19.1 Deck that provides plenty of space for everyone to enjoy the outdoors. The neighborhood offers plenty of parks for the kids, a playground, and lake. It is also close to major highways, making it easy to get around town.