



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**79 Auburn Meadows Street SE  
Calgary, Alberta**

**MLS # A2284749**



**\$497,500**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot, Under		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 313
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** SMART thermostat & front door lock

Welcome to THE REGATTA AT AUBURN BAY & your new home in this stylish 3-storey townhome here in the highly-desirable lake community of Auburn Bay. This beautifully appointed end unit enjoys 2 sunny bedrooms & 2.5 bathrooms, upgraded vinyl plank flooring & quartz countertops, an attached 2 car garage for your exclusive use & is nestled here in this prime location within walking distance to shopping, schools & parks. Offering 3 levels of designer living, this gorgeous home features a main floor flex room which would be ideal for your home office or gym, with direct access into the garage which is complete with 240V plug-in & EV compatibility. You'll just love the open concept flow of the 2nd level with its spacious living room with its fantastic windows & balcony (with natural gas line for your BBQ), great-sized dining room area & sleek kitchen with large centre island & subway tile backsplash, pantry & Whirlpool stainless steel appliances + Samsung fridge with water line. Upstairs on the top level are your 2 bedrooms...each with walk-in closets & private ensuites; the ensuite in the primary bedroom has a shower/tub combo & the ensuite in the 2nd bedroom has a walk-in shower. A laundry room with stacking Whirlpool washer & dryer complete the 3rd floor level. Additional extras & features include USB plug-ins in the kitchen island, undermount sinks & full tile bathroom/shower surround in the bathrooms, upgraded electrical panel, rough-ins for both central air & water softener, humidifier & triple-pane windows. Monthly condo fees include grass cutting & snow shovelling...so throw away your shovel & lawn mower. The residents of THE REGATTA AT AUBURN BAY also have plenty of visitor parking for their guests, underground sprinklers & a community bocce ball court. As one of Southeast Calgary's coveted lake communities, Auburn Bay's

extensive amenities include a beautiful lake with sandy beaches & residents' hall, skating rinks, sports courts, scenic walking trails, off-leash dog park, swimming & so much more! Regional retail centres & South Health Campus are only a short drive away, & with its quick & easy access to Stoney & Deerfoot Trails means you are just minutes to everything!