



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

MLS # A2304174



\$614,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,670 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Ga		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Shelves in the garage

Huge pie lot on a cul-de-sac, backing onto a greenspace, in a lake community, mountain and city views, and air conditioning.....When I say it is all here I am not kidding!!! This home was built by Brookfield and features vinyl plank flooring, upgraded carpet, quartz countertop throughout including the upper level laundry room, and matching tile in the front entry, laundry room and all the bathrooms. The main level offers a living room that is very bright and ideal for the young family. There is a good size dining area for hosting the holidays. The kitchen offers a large pantry, huge island with breakfast bar, stainless steel appliances, gas stove, quartz countertops, feature backsplash and sliding doors to the 20x20 cedar deck for the bbq season. There is a nice size bonus room up by the 2 spare bedrooms that could be used as a children's play area, tv room or workout area. Basement has a family room and a full bathroom. There is an egress window allowing this area to also be used as a teenager bedroom with ensuite. Primary bedroom offers vaulted ceilings, walk-in closet with custom organizer and a 4pc bathroom with linen closet. Two spare bedrooms are a great size with views of downtown and the greenspace. One of them has a large walk in closet. Fully fenced pie shaped backyard has had \$20,000 worth of landscaping done and the 20x20 cedar deck has aluminum railing for no maintenance. Backing onto a huge off leash dog park with ponds to add to your enjoyment. Full lake access and a short drive or walk to the shopping areas.