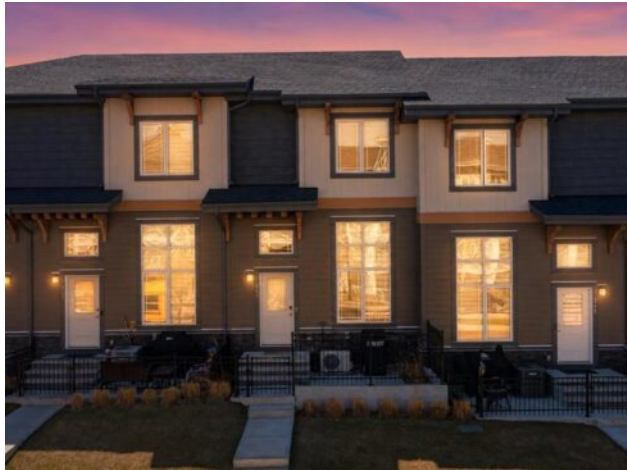




**241 Auburn Meadows Drive SE
Calgary, Alberta**

MLS # A2311193



\$469,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,267 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulate		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Safe in primary bedroom closet, Ring door bel

Where modern comfort, elevated design, and the lifestyle of Auburn Bay come together beautifully. This stunning multi-level townhouse offers the perfect blend of functionality and sophistication, ideally positioned in one of Calgary's most sought-after lake communities. From the moment you step inside, you're greeted by soaring vaulted ceilings, oversized windows, and an abundance of natural light that creates an airy, inviting atmosphere throughout the home. Thoughtfully designed for both everyday living and entertaining, the open-concept layout showcases a stylish kitchen complete with quartz countertops, stainless steel appliances, full-height cabinetry, and a generous island that seamlessly connects the living and dining spaces. Whether hosting friends or enjoying a quiet night in, the layout was designed to feel both comfortable and refined. The home features two spacious primary suites, each offering its own private ensuite bath and walk-in closet — an ideal setup for professionals, guests, roommates, or families wanting privacy and flexibility. Additional upgrades including air conditioning, a water softener, and updated lighting add to the home's comfort and appeal, while the double attached garage and lower level provide exceptional storage and flexibility for a home gym, office, or additional living space. Located just moments from Auburn Bay Lake, residents enjoy year-round access to beaches, skating, parks, pathways, restaurants, shopping, schools, South Health Campus, and countless community amenities. Stylish, functional, and beautifully maintained, this home offers the perfect balance of lifestyle, comfort, and convenience in one exceptional package.