



**GRASSROOTS**

REALTY GROUP

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**203 Auburn Meadows Walk SE  
Calgary, Alberta**

**MLS # A2318882**



**\$478,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,253 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Embrace the ultimate lake-community lifestyle in this bright, expansive end-unit townhome in highly sought-after Auburn Bay! Perfectly situated just steps from the shops at Auburn Station and a short stroll from the spectacular 43-acre lake, beaches, and parks, this property seamlessly pairs everyday convenience with a vacation-like vibe. The main floor features an inviting, open-concept design with hardwood flooring, and rooms flooded with warm afternoon sun. The living room transitions beautifully into a contemporary kitchen styled with a crisp white palette, backsplash, and quartz counters. Complete with a walk-in corner pantry, a dedicated dining area, and a versatile tech nook ideal for a desk or credenza, it comes fully equipped with stainless steel appliances, including an updated LG refrigerator and stove (2022). Just off the main level, a private patio with a built-in gas line offers the perfect spot for summer BBQs and outdoor relaxation. A stylish powder room, completely refreshed in 2024, completes this level. Upstairs, the dual-primary bedroom layout is designed for maximum privacy and comfort. Both generous suites boast their own walk-in closets and private four-piece ensuites. A separate upper-floor laundry room adds effortless functionality to the top level. Additional features include new carpeting installed in 2022 and a DOUBLE ATTACHED GARAGE that makes parking and storage a breeze. Offering an unbeatable blend of modern updates, functional space, and an incredible lakeside location, this Auburn Bay gem is ready for you to call it home!