



**337 Auburn Meadows Boulevard SE
Calgary, Alberta**

MLS # A2324589



\$669,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,783 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		
Inclusions:	N/A		

Welcome to this beautifully maintained two-storey home with an attached double garage, ideally located in the sought-after lake community of Auburn Bay. Offering over 1,782 sq. ft. of thoughtfully designed living space, this home showcases true pride of ownership throughout. The bright and open main floor features 9-foot ceilings, a spacious living room, and a stylish kitchen complete with quartz countertops, a large centre island, ample cabinetry, and modern finishes—perfect for both everyday living and entertaining. Upstairs, you'll find a generous bonus room, an impressive primary retreat with a walk-in closet and luxurious 5-piece ensuite, along with two additional spacious bedrooms and a full 4-piece bathroom, providing plenty of room for the whole family. Situated on a beautifully landscaped lot with quick access to Stoney Trail and Deerfoot Trail, this home is conveniently located within walking distance to schools, parks, shopping, restaurants, public transit, and all the amenities Auburn Bay has to offer. Enjoy year-round access to Auburn Bay's exclusive lake facilities, including a private beach, splash park, playgrounds, picnic areas, outdoor amphitheatre, walking paths, and countless recreational opportunities. This is your chance to experience one of Calgary's most desirable family-friendly communities.