



GRASSROOTS
REALTY GROUP

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277 Auburn Meadows Drive SE
Calgary, Alberta

MLS # A2326210

\$479,999



Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,477 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 283
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: N/A

Welcome to an established, family-friendly LAKE COMMUNITY offering a 3 bedrooms, 2.5 bathroom home. Located in Auburn Bay, which offers year-round amenities, outstanding schools, endless parks and pathways, and unbeatable access to shopping, dining, and recreation. Beautifully upgraded and impeccably maintained, this stylish townhome offers low-maintenance living, and full access to an outdoor lifestyle in one of Calgary's most sought-after neighbourhoods. Featuring 3 spacious bedrooms, 2.5 bathrooms, a double attached garage, and central A/C, this move-in-ready home has it all! Bright, open concept main floor is filled with natural light from the large south-facing windows, creating an inviting atmosphere. The stunning kitchen showcases full-height cabinetry, quartz countertops, a timeless tile backsplash, pantry, stainless steel appliances including a gas range, and a generous island overlooking the dining and living areas. A private balcony is accessible off of the kitchen areas. Upstairs, the spacious primary bedroom offers a walk-in closet and a beautifully finished ensuite featuring a tiled walk-in shower and quartz vanity. Two additional bedrooms, a full bathroom, and upper-floor laundry complete the upper level. Additional highlights include quartz countertops throughout, tankless hot water, a smart thermostat, an epoxy-coated garage floor, and abundant storage. Enjoy everything this incredible lake community has to offer, including private lake access with swimming, paddleboarding, kayaking, skating, hockey, fishing, sandy beaches, playgrounds, community events, and extensive walking pathways. You're also just minutes from Mahogany, Seton Urban District, South Health Campus, the YMCA, restaurants, shopping, and easy access to Stoney and Deerfoot Trail. This is the perfect opportunity to enjoy maintenance-free living

without sacrificing space, style, or the incredible four-season lifestyle that makes lake community living so special.