



GRASSROOTS
REALTY GROUP

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89 Auburn Meadows Street SE
Calgary, Alberta

MLS # A2328527



\$459,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,265 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 249
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Other, Stone	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained, newer townhome in the highly sought-after lake community of Auburn Bay! Offering 1,265 sq. ft. of thoughtfully designed living space, plus a finished lower level ideal for storage, this home combines modern style, functionality, and an unbeatable location. The bright and open main floor is designed for both everyday living and entertaining, featuring a spacious living room and a beautifully appointed kitchen complete with quartz countertops, stainless steel appliances, and ample cabinetry and workspace. The adjoining dining area flows seamlessly throughout the main living space, creating an inviting atmosphere for family and friends. A convenient 2-piece powder room completes the main level. At the front of the home, enjoy your own private patio—the perfect place to sip your morning coffee, relax with a good book, or unwind after a long day. Upstairs, you'll find two generously sized bedrooms, each featuring its own private ensuite bathroom, offering an ideal layout for professionals, roommates, guests, or anyone who values comfort and privacy. Convenient upper-level laundry adds to the home's thoughtful and functional design. The attached double garage provides secure parking and everyday convenience, while the finished lower level offers valuable storage space to help keep everything organized. Located in the award-winning lake community of Auburn Bay, you'll enjoy year-round lake access, beautiful parks, walking pathways, schools, shopping, restaurants, South Health Campus, and easy access to major roadways. Whether you're a first-time buyer, investor, or looking to downsize without compromising on quality, this exceptional home offers the perfect blend of comfort, convenience, and community. This move-in ready home is a fantastic opportunity to enjoy low-maintenance living in one of Calgary's most desirable

lake communities. Don't miss your chance to make Auburn Bay your next home!