



GRASSROOTS
REALTY GROUP

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213 Auburn Meadows Way SE
Calgary, Alberta

MLS # A2328887



\$624,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,558 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, No Smoking Home, Open Floorplan, Skylight(s)		

Inclusions: Living room TV wall mount, Work bench and shelves in garage.

Welcome to this absolutely adorable and highly sought-after Belvedere floor plan in the heart of the desirable lake community of Auburn Bay! From the moment you arrive, you'll fall in love with the incredible curb appeal, beautifully landscaped front yard, and charming covered front porch—the perfect place to enjoy your morning coffee while soaking up the sunshine from morning into the afternoon. Step inside to a bright and welcoming main floor featuring 8-foot ceilings and a spacious living room centered around a cozy fireplace. Just a few steps up, the beautiful kitchen overlooks the living room below and showcases quartz countertops, ample cabinetry, a large island, and an adjoining dining area. The stunning vaulted ceiling open to above, paired with the charming curved staircase leading to the upper level, creates an airy feel while filling the home with natural light and architectural character. A convenient 2-piece powder room completes the main level. Step outside to your private backyard featuring a cozy deck with a gas line for your BBQ, a beautifully maintained yard, and a double detached garage. Upstairs, you'll find three generous bedrooms, highlighted by a spacious primary retreat with a luxurious 5-piece ensuite. A large skylight fills the upper hallway with natural light, while a full 4-piece bathroom serves the additional bedrooms. The undeveloped basement offers endless possibilities with 9-foot ceilings, a bathroom rough-in already in place, and plenty of room to create the perfect space for your family's needs. Perfectly situated just steps from a beautiful park and the off-leash dog park for your furry friends, this home is also a short walk to shopping, restaurants, transit, and everyday amenities. Families will appreciate being close to both public and Catholic schools, while commuters will love the quick access to major roadways. Best of all,

you'll enjoy year-round lake access, offering swimming, paddleboarding, skating, fishing, and community events in one of Calgary's premier lake communities. This charming home truly offers the perfect combination of style, comfort, and location. Come discover why Auburn Bay is one of Calgary's most sought-after communities—you'll love calling this home!