



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

24 Auburn Meadows Green SE
Calgary, Alberta

MLS # A2332238



\$998,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,563 sq.ft.	Age:	2015 (11 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Few Trees, Irregular Lot, Pie Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

EXTREMELY RARE! One of Calgary's most exceptional opportunities, offering 7 BEDROOMS, 4.5 BATHROOMS, a LEGAL 2-BEDROOM CARRIAGE SUITE, and a total of 7 PARKING SPACES, including an OVERSIZED TRIPLE DETACHED GARAGE, 2 dedicated parking pads for the carriage suite, a dedicated RV parking space, and additional parking for a boat or trailer. All of this is situated on one of the largest pie-shaped lots (8,221 sq. ft.) in Auburn Bay, complete with exclusive lake access. Offering an exceptional blend of luxury living and proven income, the Professionally Developed 2-Bedroom Carriage Suite features its own private entrance, attached single car garage and 2 dedicated parking pads, in-suite laundry, separately metered heat and electricity, private balcony with mountain views and a natural gas BBQ hookup. The carriage suite is currently renting for \$1,900/month plus utilities, with the main residence previously renting for \$3,500/month plus utilities, totalling rent of \$64,800 for the most recent year. Built by Brookfield Residential, this extensively upgraded 5-Bedroom Home showcases over \$62,000 in original builder upgrades, including upgraded Wildwood cabinetry, luxury vinyl plank flooring, granite countertops, stainless steel appliances, a chef-inspired gas range, and a stainless steel chimney-style hood fan beautifully complemented by a full-height tile backsplash. The home also features additional windows for abundant natural light, designer lighting, upgraded plumbing fixtures, and a professionally builder-developed basement complete with a custom granite wet bar, spacious recreation room, full bathroom, and fifth bedroom. The entire home, including all walls, baseboards, and trim, was freshly professionally painted in July 2026, giving it a crisp, modern, move-in-ready feel. Step outside to a spectacular

professionally landscaped backyard with over \$60,000 of features including mature spruce and pine trees, an elegant low- maintenance rock garden, an expansive deck with natural gas BBQ hookup, and one of the largest pie-shaped lots in Auburn Bay, creating a private outdoor retreat rarely found in newer communities. Perfectly situated on a quiet cul-de-sac directly across from a playground, this home also enjoys Auburn Bay Lake access and is just minutes from South Health Campus, Seton, Mahogany, schools, shopping, restaurants, and quick access to Stoney Trail and Deerfoot Trail. Properties offering a legal carriage suite, oversized triple garage, RV and boat parking, one of Auburn Bay's largest lots, over six figures in builder upgrades and professional landscaping, plus outstanding income potential for investors and homeowners seeking mortgage helper. This is a truly one-of-a-kind opportunity in one of Calgary's premier lake communities.