



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

257 Auburn Meadows Way SE
Calgary, Alberta

MLS # A2336484



\$589,999

Division:	Auburn Bay		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,057 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: TV MOUNTS

Welcome to 257 Auburn Meadows Way SE. This corner-lot bungalow is located in the highly sought-after lake community of Auburn Bay, offering over 2,000 sq. ft. of developed living space, a fully landscaped west-facing backyard, and an unbeatable location just steps from schools, restaurants, playgrounds, and Auburn Bay's incredible amenities, with the off-leash dog park directly across the street. Inside, pride of ownership is evident throughout. The bright and open floor plan is highlighted by vaulted ceilings that create a spacious feel throughout the main level. The home has been exceptionally well maintained and features luxury vinyl plank flooring throughout, along with custom feature walls that add warmth and character. Additional recent upgrades include a newer furnace and professionally installed Gemstone exterior lighting, adding both comfort and year-round luxury curb appeal. The kitchen offers ample cabinetry, a functional island, and an adjoining dining area that flows seamlessly into the spacious living room, making it ideal for both everyday living and entertaining. The primary bedroom is privately tucked away at the rear of the home and features a generous walk-in closet and a full ensuite. A convenient mudroom and laundry area, along with a two-piece powder room, complete the main floor. The fully developed basement provides exceptional additional living space, complete with a cozy fireplace, two large bedrooms, a wet bar with extensive storage, and a spacious utility room. Step outside and enjoy your own backyard retreat. Professionally landscaped and designed for both relaxation and privacy, the outdoor space features a large concrete patio, mature landscaping, and a custom-built shed. The 20' x 20' insulated and drywalled garage is complemented by an additional off-street parking pad large enough to accommodate a truck, trailer, or

extra vehicle. A beautifully updated bungalow in one of Calgary's most desirable lake communities, this is a rare opportunity you won't want to miss.