



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

213 Auburn Meadows Boulevard SE
Calgary, Alberta

MLS # A2344613



\$624,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,391 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Storage Shed, Garage Shelving, Shelving throughout home, Bookshelf in Basement, Wall Mount in Basement (TV Excluded), Central Air Conditioner, Gym Mirrors in Basement

Welcome to this beautifully maintained Jayman built home, proudly offered for sale by its original owners. Built in 2014 and offering just under 1,400 square feet above grade, this inviting property features four bedrooms, three and a half bathrooms, a fully finished basement, air conditioning, an attached garage, additional driveway parking, and a large west facing backyard. Inside, the welcoming entrance is accented by a whitewashed brick wallpaper feature wall and light natural wood toned wide plank laminate flooring. A convenient two piece bathroom is located near the interior garage entrance. The central kitchen is the heart of the main floor, featuring wall to wall dark stained cabinetry, modern dark granite countertops, a complementary and classic subway tile backsplash, stainless steel appliances, pendant lighting, and a large island with plenty of space for preparing meals and casual seating. The adjacent dining area includes a transom window, while the comfortable rear living room is filled with natural light from a large window overlooking the backyard. Upstairs, you will find three generously sized bedrooms and two full bathrooms. The primary bedroom includes a separate walk in closet and a spacious four piece ensuite. Two additional bedrooms share another large four piece bathroom located just down the hall. The fully finished basement adds valuable living space with a large central recreation room, a well sized fourth bedroom, and another four piece bathroom. The laundry area is shared with the mechanical room, and additional storage is conveniently located beneath the stairs. Outside, the large west facing backyard offers plenty of room to relax, entertain, garden, or let the kids play. A composite deck, lower stone patio, and storage shed make the yard both functional and enjoyable. At the front of the home, the concrete driveway has been expanded to create

an additional parking space without blocking access to the single attached garage. Air conditioning, installed approximately five years ago, provides added comfort during the warm summer months. Located in the sought after lake community of Auburn Bay, this home is within walking distance of two schools and Auburn Bay Station, offering a grocery store, restaurants, and a variety of everyday amenities. Residents enjoy access to Auburn Bay Lake, beaches, parks, pathways, playgrounds, and year round recreational activities. Nearby Seton provides even more shopping, dining, recreation, professional services, and access to the South Health Campus. With convenient connections to Stoney Trail and Deerfoot Trail, this is an excellent opportunity to enjoy comfortable family living in one of southeast Calgary's most popular communities.