



GRASSROOTS
REALTY GROUP

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116 Auburn Meadows Boulevard SE
Calgary, Alberta

MLS # A2346444

\$500,000

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,126 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home to this 1,126 square foot semi-detached in the sought after community of Auburn Bay, where Pinterest-worthy design meets everyday function. This 2-bed, 2.5-bath layout is built around two primary suites, each with its own 4-piece ensuite and walk-in closet. Real hardwood floors carry you through an open main level built for both comfort and entertaining, anchored by a kitchen with quartz counters that feels as good to cook in as it looks, with a powder room tucked in for guests. Upstairs, this layout is a rare find, ideal for roommates, a growing family, or hosting guests without anyone giving up their privacy. The finished basement adds even more flexible living space to grow into, plus a dedicated storage room to keep everything tucked away. Step outside to a cute, low-maintenance yard with a stamped concrete patio built for morning coffee or evening wind-down, plus an adorable she shed offering extra storage for all your outdoor gear. Walking distance to all the shopping you could need and just minutes from South Health Campus, this one is a natural fit for a young professional or a growing family looking for their next chapter. You'll also have access to Auburn Bay's famous private community lake, complete with picnic areas, gazebos, and playgrounds, one of the most loved perks in the community. Come see why it's as functional as it is beautiful.