



GRASSROOTS
REALTY GROUP

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132 Auburn Meadows Boulevard SE
Calgary, Alberta

MLS # A2346732



\$579,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,425 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, 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, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Shed, Hot Tub

WELCOME TO THIS BEAUTIFUL 4 bedroom, 3 1/2 bathroom Duplex with professionally developed basement & heated double car garage nestled in the serene LAKE COMMUNITY OF AUBURN BAY. This home boasts an OPEN CONCEPT DESIGN, perfect for your family's everyday living. The modern finishes of this home will be appreciated from the moment you walk in. The open main floor offers a spacious living room, gourmet kitchen, and a bright dining room. (LAMINATE FLOORING ON MAIN AND CARPET IN BASEMENT IS BEING REPLACED ON OCTOBER 12TH.) Ceiling height cabinets, newer stainless steel appliances, large centre island, quartz counters and a full wall of additional built in storage make this space beautiful and organized. Upstairs find a peaceful master bedroom flooded with natural light, good sized walk-in closet and a 4-piece ensuite bathroom. 2 additional bedrooms and 2nd full 4 piece bathroom complete the upper floor. The professionally developed basement offers a huge living/recreation room, bed room, laundry, and full 4 piece bathroom. Outdoors enjoy the HEATED double car garage, stamped concrete patio, fully fenced yard and matching storage shed. This home comes with all the bells and whistles including Central Air conditioning, a beautiful hot tub, water softener and newer stainless steel appliances. Great location close to all the amenities Auburn Bay has to offer: hospital, shopping, schools, parks and the lake!