



GRASSROOTS
REALTY GROUP

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139 Auburn Meadows Place SE
Calgary, Alberta

MLS # A2348865



\$639,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,776 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)		

Inclusions: Solar panels, window coverings (except for the ones in the walkout basement), Radon Reduction System, Front exterior security camera, TV wall mount (in the Basement and Living Room), and Shed.

This impressive semi-detached walkout home offers over-the-top functionality, stylish finishes, and breathtaking, endless views. Step inside to a spacious foyer filled with natural light, complete with a convenient coat closet and direct garage access. The main floor features a bright, open-concept layout designed for easy living and entertaining. The chef-inspired kitchen boasts quartz countertops, a large island with eat-in seating, stainless steel appliances, an under-mount sink, and a walk-in corner pantry. Adjacent to the kitchen, the cozy living room centers around an electric fireplace, while the sunny dining area opens directly onto the back deck—ideal for summer BBQs and taking in the scenic vistas. Upstairs, you’ll find a versatile bonus room, dedicated upper-floor laundry, and three generous bedrooms. The private primary suite easily accommodates a king-sized bed and offers peaceful views, a deep walk-in closet, and an impressive ensuite with dual vanities, and expansive counter space. Two additional bedrooms and a full bath complete this level, offering perfect space for kids, guests, or a home office. The professionally finished walkout basement extends your living space even further. Featuring a flex/office nook, a comfortable media zone, a stunning 3rd full bathroom, and sliding door access to the backyard, this space is exceptionally versatile, ideal for a home gym, guest suite, or recreation area. Step outside into the fully fenced yard, complete with a storage shed and unbeatable views. Prime Location & Unmatched Convenience: Steps from a local dog park and walking distance to schools, grocery stores, and restaurants. Enjoy quick access to Deerfoot Trail, Stoney Trail, the South Health Campus, and the Seton YMCA, plus all the perks of Auburn Bay’s incredible lake amenities!

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