

220 Auburn Meadows Crescent SE  
Calgary, Alberta

MLS # A2260783



**\$824,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,542 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

Welcome to 220 Auburn Meadows Crescent, a beautifully curated home that blends timeless design, everyday function, and a coveted location in the heart of Auburn Bay. Offering more than 2,500 square feet of refined living space, this three-bedroom, two-and-a-half-bathroom home captures the essence of comfortable luxury. Set on a peaceful street with no rear neighbours and backing directly onto Prince of Peace School and a quiet walking path, it offers the perfect balance of privacy, convenience, and community connection. Step inside and feel an immediate sense of calm. Wide-plank laminate flooring flows throughout the main level, setting a warm, contemporary tone. The kitchen anchors the home with dual quartz islands, built-in stainless-steel appliances, and generous storage. It is a space designed as much for conversation as for cooking. The open living and dining areas invite gathering, centered around a gas fireplace and a built-in stereo system that enhances every moment, whether it is a quiet evening in or a lively dinner with friends. From the dining area, step out onto your spacious deck and then down to the beautiful stamped-concrete patio, surrounded by thoughtfully landscaped gardens. This serene outdoor retreat extends your living space and offers a seamless connection to the greenspace beyond. Whether you're enjoying your morning coffee or hosting an evening under the stars, it's a setting designed for both relaxation and connection. Upstairs, a bright and spacious bonus room provides a versatile retreat for work or play. The primary suite feels like a private sanctuary with dual walk-in closets and a spa-inspired ensuite featuring quartz-topped double vanities and a deep soaker tub. Two additional bedrooms share a beautifully designed bathroom with double sinks and a separate shower

and toilet area, offering both function and privacy for family or guests. Upper-level laundry completes the space, ensuring that practicality meets elegance at every turn. Additional highlights include central air conditioning, a double attached garage, and an unspoiled basement ready to be finished to your taste. Whether you envision a gym, media room, or guest suite, the possibilities are endless. Life in Auburn Bay means more than just a home. It is a lifestyle. Enjoy year-round lake access, parks and pathways, schools, boutique shops, restaurants, and the nearby South Health Campus. This is a home that truly has it all. Elevated design, thoughtful layout, and an irreplaceable location within one of Calgary's most vibrant lake communities. Welcome home.