

## 93 Auburn Meadows View SE Calgary, Alberta

MLS # A2265350

# \$630,000



|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 1,452 sq.ft.                                                              | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Off Street, Oversized               |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn |               |                   |

|                    |                                                                                                                              |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile                                                                                                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                         | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                                 | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, Pantry, Storage |                   |     |

**Inclusions:** Gazebo (if buyer is interested), Shed

All-New Price! Plus — now enjoy a fully paved alleyway for cleaner access, easier parking, and an elevated overall experience! Step inside this beautifully laid-out home and immediately feel the sense of space and flow. The main floor welcomes you from the front porch into a bright, inviting great room — perfect for relaxing with family or hosting gatherings with friends. Overlooking the great room, the kitchen and dining area feature a large island with an eating bar, ideal for casual meals, catching up with the kids, or entertaining guests. The kitchen also offers dual access to both the side and back yards for added functionality and convenience. Upstairs, a grand staircase leads to the private upper level with three spacious bedrooms. The primary suite includes an impressive walk-in closet and full ensuite — the perfect retreat after a long day. Two additional bedrooms and another full bathroom keep the whole family close and comfortable. Downstairs, the fully finished basement expands the home’s versatility with a large bedroom, a three-piece bathroom, and an open entertainment area — ideal for guests, teens, hobbies, or extended family. Outside, enjoy a private side entrance and an oversized double garage designed for convenience. Upgrades include an 8-foot door, windows in the door, a Wi-Fi-enabled opener with remote capability, and a 240V plug ready for your electric vehicle. The location is unbeatable — just minutes from everything you need. You’re a 2-minute walk to grocery stores, a 1-minute walk to the school, a 2-minute drive to the lake and dog park, and steps from scenic ponds and wetlands. And now, with the alleyway freshly paved, you’ll benefit from cleaner access, smoother driving, and enhanced overall appeal — a testament to the pride of ownership and strong sense of

community in the neighbourhood. Welcome home to Auburn Bay living &mdash; modern, warm, and ready for your next chapter.