



# 289 Auburn Meadows Boulevard Calgary Alberta

\$739,000

Amazing value in AUBURN BAY! This Jayman built, Reunite floor plan features 4 bedrooms, 4 bathrooms with just under 2500 sq/ft of developed living space with an incredible WEST FACING backyard plus AC. Walking into the home you'll be greeted with a tile floor in your sunk-in entrance/mudroom that connects with access to the attached two car garage. Stepping into your living space you'll immediately notice the hardwood floors, upgraded granite countertops, newer stainless steel appliances and upgraded full height cabinets in the kitchen. You'll love looking into the west facing backyard with the oversized deck as the sun pours into the main floor. Immediately off the kitchen is a spacious dining room with direct access to the oversized deck making this the perfect layout for day to day life and entertaining. The main floor is complete with a half bath and built-in speakers. Upstairs has 3 bedrooms and a large bonus room with five built-in surround speakers, separating the primary from the 2 secondary rooms, upstairs laundry (new LG machines 2024) and a 4 piece bath. The primary bedroom has west facing windows, a walk-in closet and a 5 piece en suite. Also included are the Hunter Douglas blinds which provide blackout coverage in the primary suite. The recently developed basement (2023) has an additional workout space/rec area, 4th bedroom, 4 piece bathroom and a ton of storage! We are just steps from shopping, restaurants, grocery stores, bars, Prince of Peace School and just a short drive to Westman Village, South Health Campus and all Seton has to offer. (id:6769)

Recreational, Games room 11.25 Ft x 12.42 Ft

Bedroom 10.08 Ft x 12.42 Ft

4pc Bathroom .00 Ft x .00 Ft

Storage 21.75 Ft x 8.83 Ft

Kitchen 11.17 Ft x 12.92 Ft

Dining room 11.75 Ft x 12.92 Ft

Living room 18.83 Ft x 13.00 Ft

Bonus Room 17.00 Ft x 12.58 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.25 Ft x 13.08 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 12.83 Ft x 14.17 Ft

Bedroom 11.75 Ft x 9.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Other 11.33 Ft x 7.33 Ft

Laundry room 6.00 Ft x 7.25 Ft