



237 Auburn Meadows Boulevard Calgary Alberta

\$765,000

Nestled in the vibrant, family-friendly lake community of Auburn Bay, this beautifully maintained home offers a rare combination of function, fun, and modern convenience. Spanning 1,786.31 sq ft above grade, this thoughtfully designed two-storey home features 4 generously sized bedrooms and 3.5 well-appointed bathrooms, providing ample space for families of all sizes. From the moment you arrive, you'll appreciate the curb appeal created by the low-maintenance landscaping with professionally installed artificial grass in both the front and back yards—perfect for a green, polished look without the hassle of mowing or watering. Step inside to discover a warm, inviting main level with a seamless flow between the open-concept kitchen, dining, and living areas—ideal for both everyday living and entertaining. Large windows allow for plenty of natural light, while modern finishes and quality craftsmanship are evident throughout. Upstairs, you'll find a spacious primary suite with a walk-in closet and ensuite, along with two additional bedrooms and a full bathroom. The fully finished basement is a true standout, offering a wealth of unique features. A cozy fireplace adds warmth and ambiance to the large family room, while the custom wet bar makes hosting movie nights or gatherings a breeze. The basement also includes a fourth bedroom with a one-of-a-kind built-in slide—an exciting touch for children or guests—alongside a full bathroom complete with a relaxing sauna, creating a private spa experience at home. Step outside to a private, fully fenced backyard that's as functional as it is fun. Enjoy warm summer days while the kids play on the built-in playground, or take a short stroll to the stunning Auburn Bay lake, where year-round activities like swimming, skating, and paddleboarding await. Conveniently located just minutes from top amenities, this home is within walking d...

Primary Bedroom 13.25 Ft x 12.00 Ft

Bedroom 9.25 Ft x 13.17 Ft

Laundry room 9.08 Ft x 4.92 Ft

Bedroom 9.67 Ft x 12.42 Ft

Bedroom 8.25 Ft x 14.92 Ft

3pc Bathroom 11.67 Ft x 7.08 Ft

Furnace 9.50 Ft x 7.58 Ft

Dining room 10.50 Ft x 9.83 Ft

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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

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|--------------------------|---------------------|--------------|---------------------|
| Family room | 12.92 Ft x 11.00 Ft | Living room | 12.58 Ft x 15.58 Ft |
| 4pc Bathroom | 9.08 Ft x 4.92 Ft | Foyer | 7.00 Ft x 7.75 Ft |
| 5pc Bathroom | 9.00 Ft x 8.92 Ft | 2pc Bathroom | 4.92 Ft x 4.83 Ft |
| Recreational, Games room | 31.08 Ft x 22.17 Ft | Kitchen | 10.50 Ft x 13.33 Ft |