



# 117 Auburn Meadows Crescent Calgary Alberta

\$819,900

Gorgeous 2 storey Cedarglen home in the heart of Auburn Bay with over 3280 sq ft of developed living space and solar panels! Situated just steps from two schools, green space, the lake and only minutes from the South Health Campus, Brookfield YMCA & Joane Cardinal-Schubert High School. This beautiful home has been meticulously cared for and features oak hardwood flooring throughout, open concept main floor with office nook, island kitchen with upgraded stainless appliances including gas stove, granite counter tops, and undercabinet lighting. The open concept living space is rounded out with the living room that includes a gas fireplace and wired in speakers for enjoying music while you entertain or cook. A walk-through pantry and tiled space from the garage to the front door makes coming in with groceries a breeze. The upper level has a large primary bedroom with walk-in closet and 5-piece en-suite, two additional bedrooms, both with walk-in closets, a full bath, and laundry. The fully finished basement, completed by the builder, features a large family room, rec room, additional bedroom and another full bath, with heated floor tile. The basement is fully wired for sound and offers two locations for TV connections, giving plenty of options for how to set up your family theatre area. This home comes with plenty of upgrades you won't find in others homes in the area: 200 Amp power, two EV ready charging plugs in the garage, solar panels to help with rising electricity costs, no maintenance front and backyard including a sport court (complete with basketball hoop) in the backyard, central AC, hot water on demand, a 3-zone furnace and so much more! Incredible value in a gorgeous lake community with a location and upgrades that can't be beat! Truly a one of a kind home in a fantastic location that won't last long so call today for your private showing! (id:6769)

Family room 18.75 Ft x 12.92 Ft  
Bedroom 10.92 Ft x 8.42 Ft  
Exercise room 14.58 Ft x 9.92 Ft  
3pc Bathroom 8.50 Ft x 4.92 Ft

Office 6.50 Ft x 4.17 Ft  
Other 7.17 Ft x 7.08 Ft  
2pc Bathroom 7.58 Ft x 3.08 Ft  
Bonus Room 13.92 Ft x 13.58 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Furnace 23.58 Ft x 6.58 Ft

Living room 14.58 Ft x 14.42 Ft

Kitchen 15.58 Ft x 9.75 Ft

Dining room 13.33 Ft x 10.33 Ft

Pantry 9.33 Ft x 4.17 Ft

Foyer 6.50 Ft x 4.17 Ft

Primary Bedroom 14.58 Ft x 13.50 Ft

5pc Bathroom 11.00 Ft x 10.67 Ft

Bedroom 11.75 Ft x 9.42 Ft

Bedroom 11.08 Ft x 8.92 Ft

Laundry room 9.17 Ft x 5.58 Ft