

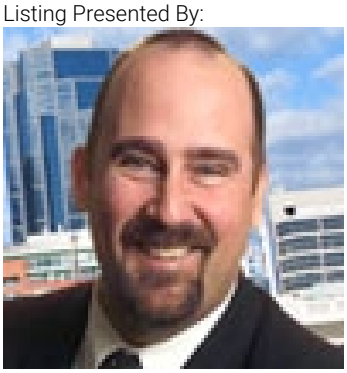
117 Auburn Meadows Crescent Calgary Alberta

$839,900

*****Open House Saturday Nov. 14 1:00-3:00pm***** LAKE ACCESS, SOLAR PANELS, EV-READY GARAGE AND YOUR OWN BACKYARD SPORT COURT! This Cedarglen two-storey home offers over 3,280 sq. ft. of developed living space in the sought-after lake community of Auburn Bay. With low-maintenance landscaping front and back, you can spend more time enjoying the lake and shooting hoops, and less time on yardwork.The open-concept main floor features oak hardwood flooring, a convenient office nook and a kitchen designed for everyday living and entertaining. Granite countertops, upgraded stainless steel appliances, a gas stove, under-cabinet lighting and a large island make this a welcoming gathering space. The adjoining living room features a gas fireplace and built-in speakers, while a walk-through pantry makes unloading groceries from the garage easy.Upstairs, the spacious primary bedroom includes a walk-in closet and five-piece ensuite. Two additional bedrooms, each with a walk-in closet, a full bathroom and upper-level laundry complete the floor.The builder-finished basement adds a fourth bedroom, a full bathroom with heated tile flooring, and generous family and recreation areas. Sound wiring and two TV connection locations give you flexibility to create a movie room, games area or space for the kids.Thoughtful upgrades include solar panels to help offset electricity costs, 200-amp electrical service and two EV-ready plugs in the garage--ready for you to plug in your electric vehicle. Central air conditioning, hot water on demand and a three-zone furnace add everyday comfort. Outside, the backyard sport court with basketball hoop makes it easy to stay active at home.Located just steps from two schools and green space, with lake access and convenient proximity to the South Health Campus, Brookfield Residential YMCA and Joane Cardinal Schubert High School, this home brings togethe...

4pc Bathroom 5.50 Ft x 11.08 Ft
5pc Bathroom 11.08 Ft x 10.75 Ft
Bedroom 9.50 Ft x 11.75 Ft
Bedroom 9.00 Ft x 11.08 Ft
Bedroom 13.25 Ft x 9.50 Ft
Den 14.17 Ft x 13.58 Ft
Recreational, Games room 20.33 Ft x 13.25 Ft
Furnace 23.58 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:
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Bonus Room 14.08 Ft x 13.58 Ft

Laundry room 5.58 Ft x 9.17 Ft

Primary Bedroom 13.50 Ft x 16.17 Ft

Other 11.08 Ft x 5.08 Ft

Other 4.58 Ft x 9.42 Ft

3pc Bathroom 8.58 Ft x 4.92 Ft

2pc Bathroom 7.58 Ft x 3.08 Ft

Dining room 9.58 Ft x 14.42 Ft

Foyer 15.50 Ft x 6.83 Ft

Kitchen 15.50 Ft x 8.67 Ft

Living room 15.42 Ft x 14.42 Ft