

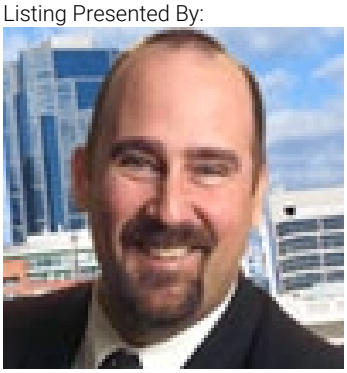
24 Auburn Meadows Green Calgary Alberta

$948,000

EXTREMELY RARE! One of Calgary's most exceptional opportunities, offering 7 BEDROOMS, 4.5 BATHROOMS, a LEGAL 2-BEDROOM CARRIAGE SUITE, and a total of 7 PARKING SPACES, including an OVERSIZED TRIPLE DETACHED GARAGE, 2 dedicated parking pads for the carriage suite, a dedicated RV parking space, and additional parking for a boat or trailer. All of this is situated on one of the largest pie-shaped lots (8,221 sq. ft.) in Auburn Bay, complete with exclusive lake access. Offering an exceptional blend of luxury living and proven income, the Professionally Developed 2-Bedroom Carriage Suite features its own private entrance, attached single car garage and 2 dedicated parking pads, in-suite laundry, separately metered heat and electricity, private balcony with mountain views and a natural gas BBQ hookup. The carriage suite is currently renting for $1,900/month plus utilities. Built by Brookfield Residential, this extensively upgraded 5-Bedroom Home showcases over $62,000 in original builder upgrades, including upgraded Wildwood cabinetry, luxury vinyl plank flooring, granite countertops, stainless steel appliances, a chef-inspired gas range, and a stainless steel chimney-style hood fan beautifully complemented by a full-height tile backsplash. The home also features additional windows for abundant natural light, designer lighting, upgraded plumbing fixtures, and a professionally builder-developed basement complete with a custom granite wet bar, spacious recreation room, full bathroom, and fifth bedroom. The entire home, including all walls, baseboards, and trim, was freshly professionally painted in July 2026, giving it a crisp, modern, move-in-ready feel. Step outside to a spectacular professionally landscaped backyard with over $60,000 of features including mature spruce and pine trees, an elegant low- maintenance rock garden, an expansive deck with natural gas BBQ hookup...

Family room 14.42 Ft x 12.67 Ft
Bedroom 11.67 Ft x 11.00 Ft
Laundry room 7.25 Ft x 5.92 Ft
4pc Bathroom 7.58 Ft x 5.00 Ft
Furnace 12.75 Ft x 5.50 Ft
Living room 13.42 Ft x 12.83 Ft
2pc Bathroom 4.92 Ft x 4.92 Ft
Primary Bedroom 12.92 Ft x 11.00 Ft
4pc Bathroom 7.58 Ft x 5.92 Ft
Bedroom 9.92 Ft x 8.83 Ft
Bedroom 10.42 Ft x 9.25 Ft
Bedroom 10.42 Ft x 9.25 Ft

Listing Presented By:



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Real Broker

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RE/MAX Realty Professionals

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Kitchen 13.00 Ft x 12.83 Ft

Dining room 11.75 Ft x 9.50 Ft

Foyer 5.00 Ft x 5.00 Ft

Den 8.67 Ft x 7.17 Ft

4pc Bathroom 8.00 Ft x 6.00 Ft

Living room 16.33 Ft x 9.75 Ft

Kitchen 12.67 Ft x 8.92 Ft