



48 Auburn Meadows Boulevard Calgary Alberta

\$549,900

*** OPEN HOUSE SUNDAY, DECEMBER 29, 2-4 PM*** Step into this immaculately maintained gem, offering a spacious and open layout, showcasing modern living. As you enter, you'll be greeted by the sleek laminate flooring throughout the main level, providing a seamless flow. The large living room boasts windows that invite the afternoon sun, creating a bright and welcoming space to relax. The kitchen is a true highlight, featuring dark stained cabinets that compliment the stunning white quartz countertops. With a full stainless steel appliance package, a corner pantry, and a large kitchen island that doubles as an eating area, this kitchen is both functional and stylish. The adjacent dining area is well-appointed, with glass sliding doors that open to a well-sized deck and a private, fenced backyard – ideal for outdoor entertaining. Upstairs, you'll find two spacious master suites, each with its own ensuite featuring granite countertops and walk-in closets. Additionally, a versatile bonus room provides the perfect space for a home office, play area, or media room. The fully developed basement is a showstopper, with a bright recreational room featuring a wet bar with granite countertops, a bar fridge, and ample space for relaxation and entertainment. There's also an additional bedroom and a full 4-piece bathroom with a granite countertop vanity and in-floor heating, ensuring comfort year-round. The functional laundry area includes a swiveling ironing board for added convenience. Outside, there's plenty of space for a future garage, while you can currently enjoy the privacy of the fenced backyard. This home is ideally located close to all amenities, including shopping, hospital, transit, theatre, restaurants, and pubs. Plus, it's directly across from Prince of Peace School, offering a perfect location for families with kids. Located in the sought-after community of Auburn B...

- 4pc Bathroom 2.41 M x 1.49 M
- 4pc Bathroom 1.50 M x 2.81 M
- Bedroom 3.59 M x 3.77 M
- Primary Bedroom 3.61 M x 4.85 M

- Laundry room 1.98 M x 1.71 M
- Recreational, Games room 4.97 M x 4.03 M
- 2pc Bathroom 1.78 M x 1.49 M
- Dining room 1.91 M x 4.25 M

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

Listing Presented By:



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RE/MAX Realty Professionals

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4pc Bathroom 2.12 M x 2.51 M

Bedroom 3.66 M x 3.03 M

Kitchen 3.31 M x 4.26 M

Living room 5.19 M x 4.75 M