



# 79 Auburn Meadows Street Calgary Alberta

\$517,500

Welcome to THE REGATTA AT AUBURN BAY & your new home in this stylish 3-storey townhome here in the highly-desirable lake community of Auburn Bay. This beautifully appointed end unit enjoys 2 sunny bedrooms & 2.5 bathrooms, upgraded vinyl plank flooring & quartz countertops, an attached 2 car garage for your exclusive use & is nestled here in this prime location within walking distance to shopping, schools & parks. Offering 3 levels of designer living, this gorgeous home features a main floor flex room which would be ideal for your home office or gym, with direct access into the garage which is complete with 240V plug-in & EV compatibility. You'll just love the open concept flow of the 2nd level with its spacious living room with its fantastic windows & balcony (with natural gas line for your BBQ), great-sized dining room area & sleek kitchen with large centre island & subway tile backsplash, pantry & Whirlpool stainless steel appliances + Samsung fridge with water line. Upstairs on the top level are your 2 bedrooms...each with walk-in closets & private ensuites; the ensuite in the primary bedroom has a shower/tub combo & the ensuite in the 2nd bedroom has a walk-in shower. A laundry room with stacking Whirlpool washer & dryer complete the 3rd floor level. Additional extras & features include USB plug-ins in the kitchen island, undermount sinks & full tile bathroom/shower surround in the bathrooms, upgraded electrical panel, rough-ins for both central air & water softener, humidifier & triple-pane windows. Monthly condo fees include grass cutting & snow shovelling...so throw away your shovel & lawn mower. The residents of THE REGATTA AT AUBURN BAY also have plenty of visitor parking for their guests, underground sprinklers & a community bocce ball court. As one of Southeast Calgary's coveted lake communities, Auburn Bay's extensive amenities include a beautiful lake ...

2pc Bathroom Measurements not available  
 Living room 17.17 Ft x 12.83 Ft  
 Dining room 13.75 Ft x 9.50 Ft  
 Kitchen 11.92 Ft x 10.75 Ft  
 Office 5.75 Ft x 5.25 Ft  
 3pc Bathroom Measurements not available

4pc Bathroom Measurements not available  
 Primary Bedroom 12.58 Ft x 11.92 Ft  
 Bedroom 13.75 Ft x 13.50 Ft  
 Laundry room 7.00 Ft x 6.25 Ft  
 Other 14.83 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca