



96 Auburn Meadows Boulevard Calgary Alberta

\$599,900

Welcome to this bright and beautifully maintained 1,411 sq. ft. semi-detached home in the highly sought-after lake community of Auburn Bay! Offering a fully finished basement, an oversized double-detached garage, and exceptional walkability, this home delivers incredible value in one of Calgary's favourite four-season lake communities. The main floor is warm and inviting, featuring a cozy gas fireplace, large windows, and patio doors that flood the space with natural light. The kitchen offers rich wood cabinetry, great counter space, and a functional layout perfect for everyday living and entertaining. A convenient side exterior door adds extra flexibility and easy access to the backyard. Upstairs, you'll find two generous bedrooms including a spacious primary retreat complete with a soaker tub, separate glass-enclosed shower, and a large vanity--a true private getaway. The fully finished basement expands your living space with a large recreation room, a comfortable bedroom, and a full bathroom--ideal for guests, teens, or a home office setup. Outside, enjoy a low-maintenance landscaped yard with turf, a great deck for summer BBQs, and your oversized double-detached garage offering ample parking and storage. Located right across from a school and just a short walk to grocery stores, restaurants, and everyday amenities, this home offers unbeatable convenience. Plus, enjoy exclusive access to Auburn Bay Lake with year-round activities including swimming, beaches, skating, fishing, and community events. A perfect blend of comfort, location, and lifestyle--welcome home! (id:6769)

Bedroom 16.33 Ft x 14.50 Ft

4pc Bathroom Measurements not available

Recreational, Games room 10.75 Ft x 20.83 Ft

Laundry room Measurements not available

2pc Bathroom Measurements not available

Living room 17.00 Ft x 14.67 Ft

Kitchen 8.75 Ft x 14.08 Ft

Dining room 8.33 Ft x 10.58 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 8.33 Ft x 10.92 Ft

Bedroom 8.17 Ft x 10.83 Ft

Primary Bedroom 11.25 Ft x 15.17 Ft

Other 5.92 Ft x 8.67 Ft

Listing Presented By:



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