

200 Auburn Meadows Crescent SE  
Calgary, Alberta

MLS # A2276010



# \$839,900

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,575 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbour		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Living Room TV Wall Mount, Bonus Room TV Wall Mount, Master Bedroom Headboard (negotiable)

Located in the sought-after lake community of Auburn Bay, this pristine Jayman Built two-storey home offers over 2,500 sq ft of developed living space and backs directly onto greenspace. From the moment you arrive, the curb appeal is undeniable, with a well-maintained exterior that reflects the care and thought put into every aspect of the home. Designed with both function and comfort in mind, this residence features three bedrooms, two and a half bathrooms, and a double attached garage. The main floor welcomes you with a spacious tiled entryway and nine-foot ceilings, complemented by large windows that fill the home with natural light. The open-concept layout seamlessly connects the kitchen, dining area, and living room. The living room is anchored by a cozy gas fireplace, while engineered hardwood flooring runs throughout the remainder of the main level. The kitchen is a standout, offering full-height white cabinetry, quartz countertops, a tasteful backsplash, and stainless steel appliances, including a gas cooktop. Dual islands provide ample prep space and seating, while a large walk-in pantry ensures excellent storage. A generous dining area sits adjacent to the kitchen, along with a dedicated beverage and coffee station complete with a bar fridge. A two-piece powder room rounds out the main floor. Throughout the home, Hunter Douglas blinds, modern lighting, triple-pane windows, and thoughtfully placed feature walls add subtle style and efficiency. Upstairs, plush carpet leads you to a well-planned layout with bedrooms positioned on opposite ends for added privacy. A central bonus room offers flexible space for relaxing or gathering. The primary retreat enjoys mountain views and a spa-inspired ensuite featuring a standalone shower, soaker tub, dual sinks with individual vanities, a makeup station, and two walk-in closets. Two additional

bedrooms share a five-piece bathroom with dual vanities, while a sliding door separates the toilet, tub, and shower area from the sinks for added convenience. A dedicated laundry room completes the upper level. The basement is unfinished and ready for your vision, with nine-foot ceilings that allow for a wide range of possibilities. The backyard is designed for enjoyment and relaxation. A large deck with a pergola includes retractable wind screens and lighting, making it a comfortable space for barbecues, morning coffee, or evenings spent outdoors. The yard is landscaped and backs onto greenspace, enhancing the sense of openness. The oversized double attached garage includes a sub-panel, adding extra functionality. Living in Auburn Bay means exclusive access to the lake and community amenities including a beach, tennis courts, and year-round activities. The home backs onto a field connecting Prince of Peace and Lakeshore Schools, is a short walk to Auburn Bay School, and minutes from JCS High School, Seton YMCA & library, South Health Campus, shopping, dining, major roadways, parks, golf courses, and an off-leash dog park.