

**106 Auburn Meadows Walk SE
Calgary, Alberta**

MLS # A2277223



\$445,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Partial	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Sound		

Inclusions: n/a

Welcome home to this stunning 3-bedroom, 2.5-bath townhome, offering air-conditioned comfort in the highly sought-after lake community of Auburn Bay. As you step inside, you're welcomed by a spacious and inviting entryway that sets the tone for this thoughtfully designed home. The open-concept main living area is perfect for both everyday living and entertaining. The living room features a striking stone feature wall with a mounted TV, sound bar, and ceiling-mounted speakers. The dining area includes a dedicated niche ideal for a buffet or hutch, while the modern kitchen impresses with a large island, quartz countertops, pantry, stainless steel appliances, and ample cabinetry with generous storage. Just a few steps up, a convenient powder room leads to the upper level, which hosts three well-sized bedrooms, each with large closets. The owner's suite, privately located at the end of the hallway, showcases a walk-in closet, a stylish barn board feature wall, and a 4-piece ensuite with a sleek quartz vanity. The lower level offers additional storage, a dedicated laundry area, and direct access to the double attached garage, providing space for a full-size vehicle and extra storage. Outside, enjoy your own fenced outdoor living space, perfect for summer entertaining and complete with a BBQ gas line. Ideally located steps from shopping, schools, parks, transit, and Auburn Bay Lake, this move-in-ready home offers both convenience and lifestyle. Immediate possession available. Welcome to your new home in Auburn Bay.