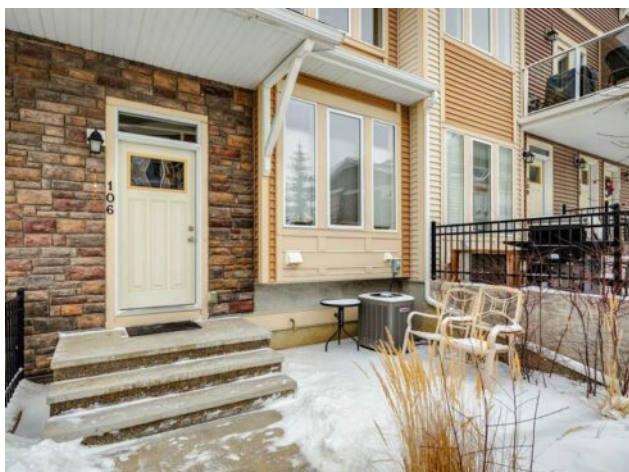


106 Auburn Meadows Walk SE
Calgary, Alberta

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.