

## 25 Auburn Meadows Link SE Calgary, Alberta

**MLS # A2213856**



# \$529,900

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Shed in backyard, Blinds.

Step into this beautifully maintained two-bedroom, three-bathroom home that combines modern style with everyday comfort. Thoughtfully designed with luxury vinyl plank flooring throughout, this bright and airy home welcomes you with a spacious living room highlighted by large north-facing windows—keeping things naturally cool through the warmer months. The open dining area connects easily to a stylish, functional kitchen where stainless steel appliances, quartz countertops, and ample storage space make cooking easy. A south-facing window over the sink fills the space with warm, natural light all day long. A convenient two-piece bathroom completes the main floor. Upstairs, both bedrooms offer privacy and comfort, each featuring its own ensuite and walk-in closet. The primary suite includes a four-piece bath with a deep soaker tub, while the second bedroom boasts a three-piece ensuite, making it ideal for guests or shared living. Enjoy the large, fully fenced, south-facing backyard with a concrete patio—perfect for summer barbecues or lounging in the sun. Whether you're entertaining on the concrete patio, barbecuing on the weekends, or tending to a garden, this sun-filled outdoor space is a true extension of the home. A handy storage shed adds room for bikes, tools, or seasonal items, and two rear parking pads provide added convenience and ease of access. All this is located in the sought-after, amenity-rich community of Auburn Bay—just minutes from playgrounds, schools, shopping, a dog park, walking paths, and exclusive access to the Auburn Bay lake, which is perfect for swimming, paddleboarding, kayaking, and even fishing in the summer, with skating available during the winter months. It's a lifestyle you can enjoy year-round. Residents also enjoy Auburn House, a private facility featuring a gymnasium, banquet hall, and year-round

programs and events for all ages. Outdoor amenities include scenic walking paths, parks, playgrounds, sports courts, a toboggan hill, and designated picnic areas—everything you need to enjoy an active and connected lifestyle. This one checks all the boxes—schedule your private showing today and come see why this home stands out!