

**237 Auburn Meadows Boulevard SE**  
**Calgary, Alberta**

**MLS # A2233128**



**\$765,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,786 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cleared, Front Yard, Interior Lot, Landscaped, Level, Low		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Granite Counters, Kitchen Island, Recessed Lighting, Sauna, Smart Home, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	All window coverings, Playground in backyard.		

Nestled in the vibrant, family-friendly lake community of Auburn Bay, this beautifully maintained home offers a rare combination of function, fun, and modern convenience. Spanning 1,786.31 sq ft above grade, this thoughtfully designed two-storey home features 4 generously sized bedrooms and 3.5 well-appointed bathrooms, providing ample space for families of all sizes. From the moment you arrive, you'll appreciate the curb appeal created by the low-maintenance landscaping with professionally installed artificial grass in both the front and back yards—perfect for a green, polished look without the hassle of mowing or watering. Step inside to discover a warm, inviting main level with a seamless flow between the open-concept kitchen, dining, and living areas—ideal for both everyday living and entertaining. Large windows allow for plenty of natural light, while modern finishes and quality craftsmanship are evident throughout. Upstairs, you'll find a spacious primary suite with a walk-in closet and ensuite, along with two additional bedrooms and a full bathroom. The fully finished basement is a true standout, offering a wealth of unique features. A cozy fireplace adds warmth and ambiance to the large family room, while the custom wet bar makes hosting movie nights or gatherings a breeze. The basement also includes a fourth bedroom with a one-of-a-kind built-in slide—an exciting touch for children or guests—alongside a full bathroom complete with a relaxing sauna, creating a private spa experience at home. Step outside to a private, fully fenced backyard that's as functional as it is fun. Enjoy warm summer days while the kids play on the built-in playground, or take a short stroll to the stunning Auburn Bay lake, where year-round activities like swimming, skating, and paddleboarding

await. Conveniently located just minutes from top amenities, this home is within walking distance to schools, shopping centers, and public transit. You'll also be close to the Seton Urban District, featuring the South Health Campus hospital, YMCA, restaurants, and entertainment options. Whether you're seeking an active lifestyle, a family-friendly environment, or a home full of character and comfort, this property truly has it all.