

**111 Auburn Meadows Place SE**  
**Calgary, Alberta**

**MLS # A2236759**



**\$645,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** All attached shelving

WOW! This former showhome is BEAUTIFUL! Step inside and have a look at this beauty! This home offers a ton of upgrades and features that will appeal to the most discriminating buyer! Backing onto a pond/wetlands that also has a walking path and trees for the ultimate private setting - just sit out on your upper deck and enjoy the peacefulness, the sunsets and the VIEWS! Inside you will appreciate the upgrades and thoughtfulness that has gone into this home. The main living area is wide open and has the kitchen as the central feature with stainless steel appliances, corner pantry, quartz countertops, tiled backsplash and a large island to gather around! Adjacent to the kitchen are the large dining area that can accommodate a 6-8 person table easily and the living room has plenty of room for a sectional couch and all your other furniture with a gorgeous gas fireplace and access to the upper deck to enjoy those VIEWS! The main floor is completed with a half bathroom as well. As you head upstairs the primary bedroom has loads of natural light, huge soaring vaulted ceilings, a walk in closet and a full ensuite bathroom. then as we go up to the top level there is a convenient bonus room (that also features a hideaway storage area that can be also used as a kids play area (they will love it!) and there are 2 more bedrooms, another full bathroom and the laundry room. If that wasn't enough we have a finished walkout basement that has a huge rec room and ANOTHER full bathroom as well as storage! Step outside to the west facing yard and enjoy the peacefulness and the views. The other highlights of this home are A/C, new humidifier, the stove is less than a year old, easy access to Stoney and Deerfoot trails, right around the corner from the off leash dog park, numerous schools, parks and playgrounds close by, multiple shopping plazas, restaurants, pubs, the hospital,

YMCA, a year round lake, VIP theatre and the list goes on and on! This home is truly beautiful and ready for a new owner to enjoy it as much as the current owners have :)