

## 253 Auburn Meadows Place SE Calgary, Alberta

**MLS # A2211409**



# \$656,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,693 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Low Maintenance Landscape, Paved, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, Pantry, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-2M
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this turn-key, spacious half duplex in the vibrant lake community of Auburn Bay. Backing directly onto an off-leash dog park, this home offers quick access to both Stoney Trail and Deerfoot, making it perfect for busy professionals or families on the go. Inside, you'll find almost 1,700 sq ft of living space with an incredible layout. Flooring includes hardwood, tile, laminate and carpet. This kitchen's layout is perfect for family cooking and features granite countertops, dark cabinetry, a corner pantry, and a large island waiting for little chef helpers or guests. The open-concept main floor is ideal for entertaining or connecting with family. The loft is the perfect TV or gaming room. The generous primary suite includes a walk-in closet and full ensuite, while both secondary bedrooms offer plenty of space—one even has bonus storage for toys, a home office, or an epic walk-in closet. The unfinished basement is warm, with high ceilings ready for future development. Outside, enjoy summer BBQs on the large back deck with gas hookups, surrounded by a no-mow yard and garden space. The home includes a water softener, well-maintained furnace and hot water tank, an attached single garage, and driveway with enough space for two cars. Walk to shops, parks, childcare, and more—or take a short drive to the largest YMCA in Canada and all the amenities in nearby Seton. This home blends comfort, convenience, and community in one of Calgary's most family-friendly neighbourhoods. (MLS# A2211409)