

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

**MLS # A2230926**



**\$675,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,643 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2 M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** TV mounts, Pax units in walk in closet and by garage

If you've been hunting for something different, this might just be "The One." Welcome to one of only eight semi-detached homes in Auburn Bay with a double attached garage — and yes, it feels like a fully detached home inside. The main floor brings all the good energy: an open floor plan, tons of natural light, a gas fireplace for cozy nights, and a dream kitchen with quartz countertops, soft-close everything, built-in microwave, and a massive centre island that doubles as a snack command centre. The living room is bright, welcoming, and perfectly positioned for conversation or curling up by the fire — it's the kind of space that makes you want to stay a while. You'll love the walk-through pantry that leads straight to a super functional mudroom with a built-in bench and tons of storage (because life is messy and this home gets that). Upstairs: a spacious central bonus room, two bedrooms tucked away for privacy, a full bath, and upstairs laundry (no tripping on stairs hauling laundry baskets up and down). The primary retreat? Total main character energy — with a spa-like ensuite, soaker tub, and dream walk-in closet. Downstairs is fully finished with a huge family room, another full bath, a massive bedroom, and four separate storage areas (yes, FOUR — your holiday decor and Costco haul just high-fived). Outside? Low-maintenance perfection: over \$50K in landscaping with artificial turf, patio, and deck. Plus solar panels and central A/C so you can chill (literally) and save cash. Tucked near the off-leash park (not too near — no howling nights here), and close to schools, shopping, pubs, and more — this one checks all the boxes, and then adds a few bonus ones.

And let's not forget: this is Auburn Bay &mdash; one of Calgary's most loved lake communities. Think year-round activities, community events, amazing playgrounds, and a true family-friendly vibe. Whether you're paddle boarding in the summer, skating in the winter, or grabbing coffee after school drop-off, life here just feels good.