

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

MLS # A2255804



\$539,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,154 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Laminate, Tile		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Vinyl Siding		
Foundation:	Poured Concrete		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-G		
Utilities:	-		

Features: Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, Pantry, Recessed Lighting, Storage, Vinyl Windows

Inclusions: N/A

Welcome to this fully developed duplex in the highly desirable lake community of Auburn Bay. Ideally located directly across from Prince of Peace Elementary School, this home offers a perfect blend of comfort, convenience, and community living. The main floor features a bright and functional layout with a spacious kitchen complete with granite countertops and ample cabinet space. A cozy gas fireplace creates a warm focal point in the living area, ideal for relaxing or entertaining. Upstairs, you'll find three bedrooms and two full bathrooms, including a primary suite with ensuite. The fully finished basement adds even more living space with a large recreation area, full bathroom, and plenty of storage. Additional features include a double detached garage, central air conditioning, new blinds throughout, a water softener and filtration system, and a fully-fenced sunny backyard for outdoor enjoyment. Enjoy year-round access to Auburn Bay Lake, along with nearby parks, walking paths, shopping, South Health Campus, and easy transit options. This is a great opportunity to own in one of Calgary's most popular family communities. Book your showing today.