

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

**MLS # A2212057**



**\$760,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,800 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, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Low Maintenance Landscape, 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>	Cedar, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	None		

This beautifully 4-bedroom, 3.5-bathroom residence offers the perfect blend of style, comfort, and functionality. Step into the bright and spacious main floor, where you'll find open concept kitchen featuring ceiling-height cabinetry, granite countertops, and a generous island—ideal for hosting and everyday living. Upstairs, the luxurious primary suite boasts a spa-inspired 5-piece ensuite and a walk-in closet with custom built-ins. Two additional bedrooms, a full bathroom, a spacious bonus room, and a convenient laundry room complete the upper level. The fully finished basement adds even more living space, with a cozy entertainment area, wet bar, a versatile fourth bedroom or playroom, and a 3-piece bath complete with a relaxing sauna—your very own at-home retreat. Outside, enjoy a low-maintenance backyard with a composite deck, turf grass, and a built-in playground—perfect for family fun and entertaining. All of this plus year-round lake access and just minutes to schools, shopping, restaurants, and more. Don't miss the chance to call this exceptional property home!