



DON'T GAMBLE WITH YOUR HOME.
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ASSOCIATE

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220 Auburn Meadows Crescent SE
Calgary, Alberta

MLS # A2260783



\$849,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,542 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Central	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to 220 Auburn Meadows Crescent, a beautifully curated home that blends timeless design, everyday function, and a coveted location in the heart of Auburn Bay. Offering more than 2,500 square feet of refined living space, this three-bedroom, two-and-a-half-bathroom home captures the essence of comfortable luxury. Set on a peaceful street with no rear neighbours and backing directly onto Prince of Peace School and a quiet walking path, it offers the perfect balance of privacy, convenience, and community connection. Step inside and feel an immediate sense of calm. Wide-plank laminate flooring flows throughout the main level, setting a warm, contemporary tone. The kitchen anchors the home with dual quartz islands, built-in stainless-steel appliances, and generous storage. It is a space designed as much for conversation as for cooking. The open living and dining areas invite gathering, centered around a gas fireplace and a built-in stereo system that enhances every moment, whether it is a quiet evening in or a lively dinner with friends. From the dining area, step out onto your spacious deck and then down to the beautiful stamped-concrete patio, surrounded by thoughtfully landscaped gardens. This serene outdoor retreat extends your living space and offers a seamless connection to the greenspace beyond. Whether you're enjoying your morning coffee or hosting an evening under the stars, it's a setting designed for both relaxation and connection. Upstairs, a bright and spacious bonus room provides a versatile retreat for work or play. The primary suite feels like a private sanctuary with dual walk-in closets and a spa-inspired ensuite featuring quartz-topped double vanities and a deep soaker tub. Two additional bedrooms share a beautifully designed bathroom with double sinks and a separate shower

and toilet area, offering both function and privacy for family or guests. Upper-level laundry completes the space, ensuring that practicality meets elegance at every turn. Additional highlights include central air conditioning, a double attached garage, and an unspoiled basement ready to be finished to your taste. Whether you envision a gym, media room, or guest suite, the possibilities are endless. Life in Auburn Bay means more than just a home. It is a lifestyle. Enjoy year-round lake access, parks and pathways, schools, boutique shops, restaurants, and the nearby South Health Campus. This is a home that truly has it all. Elevated design, thoughtful layout, and an irreplaceable location within one of Calgary's most vibrant lake communities. Welcome home.