

220 Auburn Meadows Place SE
Calgary, Alberta

MLS # A2230926



\$675,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2 M
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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.