

192 Auburn Meadows Boulevard SE  
Calgary, Alberta

MLS # A2215949

\$605,000

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,288 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Off		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Rectangular Lot		

Heating:	Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

**Features:** Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Central Vacuum Cleaner + all attachments, Washer/Dryer, 2 Rain Barrels, RingDoorbell (to be programmed), One Garage Control, Corner desk in the office area upstairs (between the bedrooms), Whitedresser in the blue primary bedrooms walk-in closet, White curtains in the maroon primary bedroom, Brown dresser inmaroon primary bedroom's closet

**\*\*Front yard is currently in the process of being landscaped. New photos will be uploaded when landscaping is complete\*\*** Welcome to the highly sought-out community of Auburn Bay! Pride of ownership meets thoughtful upgrades in this beautifully maintained 3-bedroom, 3.5-bathroom duplex. Located in one of the city's most desired lake community, this home offers the perfect blend of comfort, style, and functionality. This home features luxury vinyl plank flooring, upgraded white trim and a cozy gas fireplace, creating a warm and inviting atmosphere. The kitchen is equipped with granite countertops, and brand-new stainless steel appliances installed in 2022. Upstairs, you'll find two spacious primary bedrooms with walk-in closets, each with its own ensuite bathroom—one featuring a deep soaker tub. Both rooms are pre-wired for future ceiling fans. The fully finished basement, completed in 2022, adds valuable living space and includes a third bedroom that could also function perfectly as a den or home office. Brand-new triple-pane windows were JUST installed throughout the home in 2025! This home has a central vacuum system and water softener. The 75-gallon hot water tank, furnace (with an electric air filter!) and humidifier are all serviced annually to ensure peace of mind. Step outside to enjoy the newly landscaped front yard (May 2025), while the rear of the home boasts a double detached, insulated garage built in 2022, with ample storage, complete with 220 amp wiring, an electric vehicle plug-in with a paved back-alley. A motion sensor light adds convenience and security to the garage area. This home is a rare opportunity to own a move-in ready property in Auburn Bay, close to schools, parks, shopping, and of course, lake access. Don't miss your chance to call this exceptional property home!