

## 220 Auburn Meadows Crescent SE Calgary, Alberta

**MLS # A2226843**



**\$899,000**

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Auburn Bay                                                                 |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | 2 Storey                                                                   |               |                  |
| <b>Size:</b>     | 2,550 sq.ft.                                                               | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Oversized                                |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), |               |                  |

|                    |                                                                                                                                                                                                                                                    |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central                                                                                                                                                                                                                                            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Tile                                                                                                                                                                                                                                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                                                                                                                                                                                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding                                                                                                                                                                                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | 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 |                   |     |
| <b>Inclusions:</b> | Trampoline                                                                                                                                                                                                                                         |                   |     |

Welcome to this beautifully appointed Jayman Built "Lauren" model, located in the heart of Auburn Bay—one of Calgary's most sought-after four-season lake communities. Offering over 2,500 sq ft of thoughtfully designed living space, this 3-bedroom, 2.5-bathroom home boasts a rare and highly desirable location, backing directly onto Prince of Peace School and a quiet walking path. With no rear neighbours, you'll enjoy both privacy and convenience—perfect for families or anyone who values a peaceful setting within walking distance of school grounds and green space. Inside, the home impresses with high-end upgrades and a layout tailored for modern living. Laminate flooring flows throughout the entire home, creating a clean, contemporary feel that's both stylish and low-maintenance. The open-concept main floor showcases a gourmet kitchen featuring dual quartz islands, built-in stainless steel appliances, and ample cabinetry—ideal for cooking, gathering, and entertaining. Adjacent to the kitchen, the dining area and living room offer a warm and welcoming atmosphere, centered around a gas fireplace and enhanced by a built-in stereo system, perfect for both casual nights in and hosting guests. From the dining area, step out to the stamped concrete patio in the beautifully landscaped backyard. Backing onto the school and pathway, this outdoor space provides a sense of openness and quiet, with scenic views and direct access to the greenspace behind. Upstairs, the home continues to impress with a spacious bonus room, upper-level laundry, and three well-sized bedrooms. The luxurious primary suite is a true retreat, offering dual walk-in closets and an elegant ensuite with quartz-topped double vanities, a deep soaker tub, and plenty of space to unwind in comfort. The home also features

central air conditioning for year-round climate control, and a double attached garage that offers both convenience and additional storage. The unfinished basement presents an excellent opportunity to customize the space to suit your needs—whether that’s a home gym, media room, or additional living quarters. Enjoy the full Auburn Bay lifestyle, with access to the community lake, beach, clubhouse, parks, pathways, schools, shopping, restaurants, and quick access to the South Health Campus and major commuting routes. This is a rare opportunity to own a fully upgraded home in a prime location within one of Calgary’s most vibrant and amenity-rich neighbourhoods. Don’t miss your chance to make this exceptional property your new home.