

**81 Auburn Meadows Crescent SE
Calgary, Alberta**

MLS # A2162372



\$964,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,538 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

PRICE ALERT!! OPEN HOUSE SAT 11-1pm and Monday 12-2pm. Start the car....Your search ends here…5 bedrooms and or convert some to home offices, 3.5 baths, 3 sitting rooms, gym and O/S Garage. Prepare to be captivated by this stunning home nestled in the highly desired community of Auburn Bay. Elegantly designed by Jayman, the Lauren model has meticulous attention to detail, & offers plenty of exquisite custom features with a perfect blend of luxury, functionality & convenience. Step inside the main entrance, it is spacious & lined with beautiful hardwood floors throughout main floor, with an open floor plan and an abundance of natural light. Prepare to be wowed by the gourmet kitchen, a true masterpiece. Equipped with plenty amounts of full height soft close cabinets, S/S built-in appliances, a 5-burner gas cooktop with a sleek custom wood range hood, and not just one, but two islands lined with custom stone finish. The opulent granite counters provide the perfect backdrop for your culinary creations. Add a walk-in pantry, and you will never run out of space. Adjacent to the kitchen is a generous dining area & cozy living room featuring a stone wall gas fireplace, perfect for unwinding after a long day. Step out onto the backyard with a large stamped concrete patio with a stone firepit, rough in for hot tub and BBQ gas line hookup. Complete the main level with a 2pc bath and mudroom with custom cabinets offering plenty of space for the large family. Upstairs, a central bonus room awaits along with a convenient upper-level laundry room. Retreat to the primary bedroom sanctuary, complete with a luxurious 5-piece ensuite, dual walk-in closets, and ample space to unwind in soaker tub or shower. Two additional spacious bedrooms complete with a full 5pc bathroom with duo sinks to ensure comfort for the entire family. Let us not forget

about the basement with thick underlay to keep it cozy. Here you will find 2 additional bedrooms, 4pc bath, exercise room and a recreation room. Add an O/S garage with a rough in for heater , A/C, cul-de-sac living this home spares no expense. Experience the best of lakeside living, with a host of amenities & located by schools, parks, shopping, dining, and access to transit. Check out this fully developed custom home with over 3500 sq ft of living and prepare to be awed! There are 3 virtually staged photos.