

221, 400 Auburn Meadows Common SE
Calgary, Alberta

MLS # A2162143



\$400,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 918 sq.ft. | Age: | 2021 (3 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|------------------------------|-------------------|----------|
| Heating: | Baseboard, Electric | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 428 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | M-2 d210 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

This gorgeous modern corner unit is one of the largest in the building with a south facing balcony and air conditioning, all in the beautiful lake community of Auburn Bay. Enjoy a basically brand new condo with luxury finishes, vinyl plank flooring, and 9 foot ceilings. The kitchen features bright white cabinetry, sleek quartz countertops, tiled to the ceiling backsplash, a two tiered island, and stylish pendant lighting. You'll also love the stainless steel appliances, including a cooktop range, and built-in oven and microwave. The spacious living and dining areas have tons of natural light and access to the great sized balcony with a gas barbecue line. The comfortable master bedroom features a large walk-in closet, leading to the ensuite bathroom with double sinks, tiled to the ceiling backsplash, and linen closet. The secondary bedroom would make a lovely guest room or home office, and another full bathroom. You'll find plenty of storage in the multiple closets throughout, as well as convenient stacked laundry. This is a fantastic opportunity to get into this desirable pet friendly community and experience low maintenance living, while not missing out on high-end touches. The complex is located in a prime area close to schools, shopping, restaurants, and amenities, with easy access to Stoney Trail.