

223, 400 Auburn Meadows Common SE  
Calgary, Alberta

MLS # A2162157



**\$400,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Electric

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 440

**Basement:** -

**LLD:** -

**Exterior:** Composite Siding, Wood Frame

**Zoning:** M-2 d210

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** All cabinets affixed to wall, shelving affixed to the wall, front entrance bench

This stunning 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 area has tons of natural light and access to the balcony with a gas barbecue line. The comfortable south facing master bedroom features a large walk-in closet and ensuite bathroom with double sinks and herringbone tiled backsplash to the ceiling. The great sized secondary bedroom would make a lovely guest room or home office, with afternoon sun from the west 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.