



GRASSROOTS
REALTY GROUP

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213, 400 Auburn Meadows Common SE
Calgary, Alberta

MLS # A2332677



\$299,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	759 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Double Vanity, Kitchen Island, Pantry, See Remarks		

Inclusions: N/A

Welcome to this beautifully maintained 2 bed / 2 bath home with underground parking in a desirable lake community, offering the perfect blend of comfort and convenience! Enjoy added privacy with no neighbours at the back and soak in natural sunlight with east-facing rooms and balcony. The home features no carpet throughout, upgraded with durable and modern vinyl flooring, making it both stylish and low maintenance. The spacious kitchen is designed for everyday living and entertaining, complete with ample cabinet space and a pantry. The primary bedroom retreat boasts a double vanity and a standing shower ensuite, providing a functional and elegant space to unwind. Enjoy year-round comfort with heated underground parking included, offering convenience and protection during Calgary winters. Located just minutes from Auburn Bay and Mahogany lakes, this home offers easy access to top-tier amenities including the YMCA, shopping, schools, and Mahogany plaza. Commuting is a breeze with a bus stop right in front of the home and quick access to Stoney Trail and Deerfoot Trail. This is a perfect opportunity to enjoy modern living in a vibrant, family-friendly community!