



**GRASSROOTS**  
REALTY GROUP

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**120, 400 Auburn Meadows Common SE**  
**Calgary, Alberta**

**MLS # A2222711**



**\$399,999**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 428
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

You know that feeling when you walk into a space and instantly feel at home? That's exactly what happens the moment you step into this beautifully upgraded CORNER UNIT in Auburn Bay. Tucked into one of Calgary's most vibrant lake communities, this ground-floor unit offers the perfect blend of thoughtful design, stylish finishes, and everyday comfort. With 2 bedrooms, 2 full bathrooms, and 923 square feet of functional living space, this home is ideal for first-time buyers, downsizers, or anyone looking to enjoy the convenience of condo life without compromising on style. The kitchen is a total showstopper—fitted with 41" cabinets, upgraded quartz countertops, sleek stainless steel appliances, and an oversized island that offers extra storage and the perfect spot to gather with friends or sip your morning coffee. The open-concept layout flows seamlessly into the bright and spacious living area, where large south-facing windows flood the space with natural light all day long. Bonus - you'll find LVP flooring throughout - no carpet! The primary suite is a true retreat, complete with a walk-through closet and a luxurious 4-piece ensuite featuring a linen tower for added storage and an upgraded shower. The second bedroom is spacious and offers loads of natural light and direct access to the 2nd full bathroom. In-suite laundry with a countertop for folding adds convenience with lots of space for storage. Central air conditioning keeps the space cool during warm summer days. Step outside to your extra-large patio (note the BBQ gas line)—perfect for soaking up the sun or enjoying a quiet evening. Plus, you'll love the security and comfort of your titled, heated underground parking stall and included storage locker. Living in Auburn Bay means access to a four-season lake lifestyle, walking paths, parks, and nearby shops and

restaurants in Mahogany and Seton. Whether you're heading to the lake on a warm summer day or grabbing a bite at one of the local cafes, everything you need is just minutes away. It's more than just a condo—it's a lifestyle, and it's waiting for you.