



GRASSROOTS
REALTY GROUP

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**406, 300 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2233453



\$424,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	918 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 440
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows

Inclusions: 1 TV Mount, 2 Fobs, 3 Home Keys, 2 Storage Room Keys

Welcome to elevated living in the highly sought-after lake community of Auburn Bay, where lifestyle meets luxury. This impressive top-floor corner unit in Auburn Rise offers 2 bedrooms, 2 bathrooms, and an abundance of premium upgrades—all designed to impress. Step inside and be greeted by 9-foot ceilings, an expansive foyer, and oversized windows that flood the space with natural light. The open-concept layout showcases wide plank luxury vinyl flooring throughout, creating a seamless and modern flow. The designer kitchen is a true showstopper—complete with built-in appliances, including a wall oven, microwave, and electric smooth cooktop, plus an upgraded island featuring wine cubbies and a built-in bar fridge. The stunning Bianca undermount sink, full-height tile backsplash (extending behind the hood fan), shaker-style cabinetry, and custom lighting package add timeless elegance to every detail. Unwind in the serene Primary Bedroom featuring a stylish barn door, California Closets touch points through out, a linen tower, and a spa-inspired ensuite with dual vanities and a massive walk-in shower framed by floor-to-ceiling tile. Comfort is further enhanced by two ceiling fans, air conditioning, and custom window coverings. Enjoy quiet evenings or vibrant gatherings on your nearly 20-foot-long private deck, perfectly positioned to take in views of the beautiful neighboring community of Mahogany. Additional features include: Two underground parking stalls on one Title, a large private storage locker, large laundry room with side-by-side washer & dryer space, wall-mounted TV hookup with power and cable and a classic bright and airy colour palette. Located in the heart of South Calgary, Auburn Bay offers lake access, nearby schools, shopping, restaurants, and endless amenities—all within a vibrant and established community. Whether

you’re downsizing, investing, or just starting out, this top-floor gem offers the perfect blend of low-maintenance lifestyle and high-end comfort. Welcome home to Auburn Rise—where every detail is elevated.