



**GRASSROOTS**  
REALTY GROUP

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**413, 400 Auburn Meadows Common SE  
Calgary, Alberta**

**MLS # A2236194**



**\$374,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2 d210
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters		

**Inclusions:** TV Mount

Top-floor fully upgraded unit w/ Lake Access & The "Jackson" at Auburn Rise. Step into luxury with this stunning top-floor, central air-conditioned unit that is loaded with upgrades! Modern chef's kitchen featuring a large island, custom backsplash, sleek quartz countertops, stainless-steel appliances, and timeless crisp white shaker style cabinets. Additional storage cabinets and an extensively shelved pantry provide ample space for all your culinary needs. Open concept living room is generously sized and leads to a large, covered balcony (w/BBQ gas line) is perfect for morning coffee or evening relaxation. Both bedrooms are spacious, with the primary suite featuring a walk-through closet leading to a spa inspired ensuite with double undermount sinks, custom tilework, & glass shower enclosure. The second bedroom offers a roomy closet and a large window, filling the space with natural light and there is also an additional main 4-piece bath. Designer styled interior finishes, with durable luxury vinyl plank flooring throughout the entire unit. A dedicated laundry room with extra storage & full size washer/dryer.. One underground parking stall with storage cage in front. The complex offers additional parking and well-maintained green spaces for a park-like setting. The location is unbeatable! Walk to CO-OP, Tim Hortons, and a large variety of shops, restaurants, and medical services and public transportation is just steps away! Plus, enjoy access to the Auburn Bay Lake Community Centre, adding even more value to this home. Well managed, recently built (2022) building offering incredible value in Calgary's sought after lake community of Auburn Bay.