

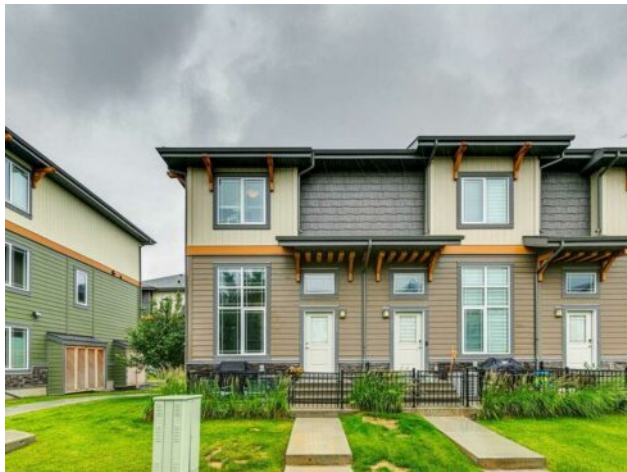


GRASSROOTS
REALTY GROUP

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**233 Auburn Meadows Drive SE
Calgary, Alberta**

MLS # A2240665



\$494,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,210 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: tV mount

This 6 year old beautiful townhouse is nestled in the heart of Auburn Bay. The open concept, corner unit is flooded with multitudes of natural light from both the south & the west exposures, yet with the central air, you can easily manage the internal temperature. The living room is on the main floor & boasts an amazing vaulted ceiling. Ascend a few steps to the spacious dining room & kitchen. The kitchen boasts a pantry, beautiful stainless steel appliances, quartz countertops & beautiful tile backsplash. Enjoy your morning coffee & breakfast at the eating bar. Powder room is tucked away around the corner for convenience & privacy. The second level features 2 master suites. One with a bright, 3 piece ensuite with walk in shower, walk in closet & ceiling fan. The second master is currently being used as an office, but it can accommodate a king bed & nightstands. There is a spacious closet & 4 piece ensuite. The stacker washer/dryer are conveniently located in a closet on the second floor. The lower level is unfinished, but has many shelves for storage. The double attached garage is a few steps away. Located a block away from the shopping plaza with a grocery store & many other amenities. Access to the lake, and close to all the Mahogany, Seton & other Auburn Bay amenities.