



GRASSROOTS
REALTY GROUP

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**417, 400 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2258398



\$349,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	617 sq.ft.	Age:	2022 (3 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 305
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Gas Barbecue, Portable Air Conditioning Unit

Look no further for your TOP floor unit with beautifully curated interiors and a functional layout. This unique "Pratt" layout by Logel Homes, is for the home buyer who wants a larger single bedroom and larger common areas- no small bedrooms here! Enjoy upgraded finishings like the herringbone tiled backsplash, stainless steel appliance package, trendy black pendant lights, luxury vinyl plank flooring throughout and an integrated microwave that helps the functionality of the kitchen flow seamlessly. The spacious bedroom accommodates large furniture and welcomes personal items & belongings with a walkthrough closet. Tucked past the closet is a 4-piece ensuite with a tiled bath/shower and sparkling quartz counter tops. The unit has a second bathroom for guests- offering convenience and privacy for the homeowners. Just off the cozy living room are sliding balcony doors that take you to your private outdoor hub- which includes a gas barbecue! We cannot forget to mention, one of the best features of Auburn Bay... LAKE ACCESS! Enjoy year-round exclusive access to the Home Owners Association which includes a splash park, tennis courts, a fishing dock, a boathouse, picnic tables, gymnasiums and more. Nearby services like South Health Campus (3 min drive) and grocery stores, shopping, entertainment and parks just a couple blocks away, makes Auburn Bay a community of choice for many. Complete with a titled parking stall (end stall) and an over-sized storage locker compared to other units, this is an ideal choice for vibrant living in one of Calgary's most desired neighbourhoods. LIKE-NEW, gently lived in, this unit is truly turn-key and could be yours today! *Mortgage at 1.69% may be assumed, subject to buyer qualification and lender approval. Please contact listing agent for details.

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