



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

403, 130 Auburn Meadows View SE
Calgary, Alberta

MLS # A2261465



\$394,800

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	787 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage		
Inclusions:	None		

Top floor, maintenance-free living awaits in this highly sought after lake community offering year round activities and exceptional lifestyle opportunities. Modern finishes and grand 9’ ceilings enhance the open floor plan with durable vinyl plank flooring uniting each space. Culinary adventures are inspired in the beautiful kitchen featuring granite countertops, stainless steel appliances, timeless subway tile, a centre island to casually gather and a pantry for extra storage. Entertain friends in the adjacent dining area or unwind in the inviting living room that flows seamlessly to the balcony through a patio slider. Enjoy indoor and outdoor living with a covered south facing balcony that includes a gas line for easy barbeque hosting while soaking up the sunshine. Air conditioning ensures comfort throughout the seasons. Retreat to the primary bedroom complete with a private ensuite boasting dual sinks and an oversized shower. A second bedroom is thoughtfully placed on the other side of the unit along with a 4pc bathroom providing ultimate privacy. In-suite laundry adds everyday convenience. Titled underground parking and an assigned storage locker further elevate the value of this well managed building. Location is unmatched with Auburn Station commercial amenities, transit, Prince of Peace School and Auburn Bay Dog Park all within walking distance. Seton’s shops, restaurants, YMCA and the South Health Campus are a quick drive away. Best of all, residents enjoy access to Auburn Lake with swimming, boating, fishing, skating and community events creating a vibrant year round lifestyle. This top floor home combines modern comfort, functional design and the unmatched lifestyle of Auburn Bay!