



GRASSROOTS
REALTY GROUP

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**165 Auburn Meadows Walk SE
Calgary, Alberta**

MLS # A2265407



\$349,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	701 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Garage Door Opener, Insulated, See Remarks, Tan		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

Inclusions: n/a

Wanting to own your own property and no more paying rent or start your investment portfolio, look no further; this home needs nothing done other than to bring your personal belongings. This immaculate 2 bedroom townhome has been freshly painted throughout and new carpets in the bedrooms. The appeal begins with your oversized fenced patio area with gas bbq line then upon entering your new home you see the pride of ownership. The decent size living room with upgraded vinyl plank flooring flows effortlessly into the kitchen with a pantry and beautiful quartz counters , moving along to your main bath with ceramic tile flooring complete with stacking laundry, 2 ample bedrooms with the primary bedroom having a large walk-in closet, a utility closet and coat closet complete the space. Following down the stairs there is a useful storage area before proceeding into your insulated single tandem garage whether its for 2 vehicles or 1 vehicle while leaving plenty of room for storage or even a studio/work space or even a gym area, the choice is yours. Don't miss out on this opportunity to own your own piece of real estate.