



**GRASSROOTS**  
REALTY GROUP

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**172 AUBURN MEADOWS Walk SE**  
**Calgary, Alberta**

**MLS # A2271968**



**\$339,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	700 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	\$ 240
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your new home! Located in the highly sought after lake community of Auburn Bay! Built in 2015, this beautiful property offers low maintenance living. The open concept living area leads into a gorgeous kitchen, complete with quartz countertops, modern cabinets, and stainless-steel appliances. The master bedroom is a generous size with its own walk-in closet. Another large bedroom is perfect for when entertaining guests, having a roommate or a spot for a little one! The gorgeous 4-piece bathroom is sure to impress! Laundry is also located on the main level, making life just a little easier. You'll never have to worry about parking with your attached, double tandem garage, and it's insulated, so heading out on early winter mornings will be a breeze. Conveniently located just steps from Auburn Station, you're only moments from shopping, various amenities, and your new favourite restaurants! Auburn Bay has something for everyone, whether you're an outdoor enthusiast and or prefer the comforts of home. Boasting numerous parks and schools, as well as a 43-acre lake, private park, and beach, it also has close proximity to the South Health Centre and Seton YMCA and easy access to Stoney Trail and Deerfoot Trail. Come see this beautiful unit today — it's waiting for you to make it your home!