



GRASSROOTS
REALTY GROUP

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

406, 500 Auburn Meadows Common SE
Calgary, Alberta

MLS # A2289328



\$415,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	918 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Secured, Stall, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: NA

Welcome to Auburn Rise! Here's your rare opportunity to own THE BEST UNIT in the building in one of Calgary's few LAKE communities; A TOP FLOOR, CORNER UNIT featuring TWO BEDROOMS, TWO FULL BATHROOMS, AIR-CONDITIONING and underground parking for TWO VEHICLES! This beautiful building is part of a well-managed complex offering modern style and contemporary finishes that rival most condos in the City, and built only 4 years ago. Step into Unit 406 and you're welcomed with tall 9-foot ceilings and wide-plank LVP flooring that flows throughout, leading to large windows that completely fill the open-concept living space with BRIGHT natural light. With classic shaker style cabinets in crisp white, and a huge 6-person island with double-waterfall quartz counters and undermount composite sink, the kitchen is a host's dream come true for guests and family gatherings alike. A suite of quality stainless appliances include a built-in stove and microwave oven, along with a glass countertop range promising quick and easy cleaning once the cooking is done. Step outside and you'll find a gracious patio, extending nearly 20 FEET along the front of the unit, giving incredible PANORAMIC VIEWS clear to the skyscrapers of the downtown core, and even to the mountaintops to the West, where you'll get to watch Calgary's famous SUNSETS! The master bedroom is found tucked away around the kitchen, with an east window offering bright and sunny mornings (and cool evenings), then leading to a walk-through closet which gives way to a private 4-pc ensuite bathroom with dual-sink vanity. The second bedroom also benefits from this east exposure but also offers private access to the shared 4-pc bathroom thanks to a convenient pocket door, meaning guests don't need to leave the bedroom for

access. With so many condos, parking is always an issue, but this unit comes included with an extra large TITLED underground parking stall, allowing for TWO VEHICLES to be parked in tandem. If you need more storage, a storage space is also assigned to the unit and located only steps away from the parking stall, the perfect place to store seasonal items or sports equipment. Finally, location, location, location! Imagine NEVER having to drive to the grocery store again! With Co-op located ACROSS THE STREET, as well other shops, TIM HORTONS, and even the local community pub/restaurant, home can finally be a place where you park your car and take a walk instead. Don't forget you'll also get LAKE ACCESS where you can swim and soak up the rays on the beach just down the street from your home!