



**211, 200 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2292285



\$349,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 755 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------------|-------------------|----------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 365 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | M-2 d210 |
| Foundation: | - | Utilities: | - |

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: Wall A/C

Welcome to this beautifully maintained 2 bed, 2 bath condo located in the highly sought after lake community of Auburn Bay. This bright and airy open concept home shows like new and offers a functional layout perfect for everyday living. The timeless white kitchen features stainless steel appliances, Quartz counter-tops, tiled backsplashes plus a corner pantry and large center island that overlooks the separate dining area and living room that grants access to a good sized West facing balcony. The primary bedroom easily accommodates a king size bed and offers a walk-through closet with additional built in shelving plus a 4pc ensuite with duel vanities. The second bedroom provides excellent flexibility as a guest room, home office, or fitness space and is conveniently located near the 4pc main bathroom. Additional bonuses include in-suite laundry, air conditioning, a west-facing balcony plus a heated underground titled parking stall with extra storage space. Living in Auburn Bay means exclusive access to the lake and year-round recreation including swimming, paddleboarding, skating, and community events. The neighborhood also offers scenic walking paths, parks, playgrounds, shopping, dining, proximity to South Health Campus, and easy access to major roadways. A perfect blend of comfort, style, and location—this exceptional condo is one you won't want to miss.