



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

MLS # A2294137

\$345,000



Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	764 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to this impeccably maintained townhouse in the heart of Auburn Bay, where modern comfort meets an unbeatable four-season lake lifestyle. This bright and airy 763 sq ft home is bathed in warm sunlight throughout the day, creating a vibrant and inviting atmosphere from the moment you step inside. Designed with an effortless open-concept flow, the kitchen serves as the centerpiece of the home, boasting premium countertops, sleek espresso cabinetry, and a central island that transitions perfectly into the spacious living area. Whether you are a first-time buyer looking for a move-in-ready sanctuary or an investor seeking a high-demand property near the South Health Campus, this layout delivers on every front. The primary suite is a true retreat featuring a generous walk-in closet, while the versatile second bedroom is ideally suited for a home office or guest room. Practicality is at the forefront with a full 4-piece bathroom, convenient in-suite laundry, and the rare luxury of a garage offering secure parking and essential extra storage. Living here means exclusive access to the private lake for year-round recreation, all while being just minutes from the world's largest YMCA, VIP cinema, and a variety of premier shopping and dining. This is a standout opportunity for a low-maintenance, high-quality lifestyle in one of SE Calgary's most desirable communities. Call your realtor and book your showing today!