



**311, 200 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2294521



\$354,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this bright and beautifully maintained 2 bedroom, 2 bathroom condo in Auburn Rise, located in the sought-after lake community of Auburn Bay!! Spacious and filled with natural light, this impressive unit showcases a gourmet kitchen with high-end finishings, stainless steel appliances, under-cabinet lighting, and a corner pantry—perfect for both everyday living and entertaining. The open-concept layout is complemented by stylish **vinyl plank flooring, a sunny living room with A/C, and access to your own private sunny patio** for effortless outdoor enjoyment. The generous primary retreat features a well-appointed ensuite with **double sinks** and a large shower and closet space, while added conveniences include **in-suite laundry, underground parking, and a dedicated storage locker**. Pride of ownership is apparent throughout—this is a show 10/10 home in an unbeatable location close to **shopping, dining, transit, and all the year-round amenities Auburn Bay is known for.** Residents of Auburn Bay enjoy access to a private ** beautiful lake, parks, pathways, playgrounds, and exceptional nearby amenities including Seton’s shopping, dining, entertainment, the South Health Campus, and the YMCA.** The community’s standout amenity is the 43-acre private lake, with floating docks, a fishing dock, boat rentals, and fish stocking, plus outdoor amenities including a splash park, play equipment, picnic shelters, tennis courts, boathouse, and more.** Dont miss out on this rare opportunity!