



GRASSROOTS
REALTY GROUP

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**309, 400 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2296487



\$393,800

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	959 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Wall-mounted TV and furniture negotiable.

Bright and spacious end unit with 25 foot balcony and extra windows for bright, warm, natural light! You'll love this 2-bed 2-bath Atwood model by quality builder Logel Homes, one of the largest units in the complex. Fabulous open floor plan with a huge balcony overlooking the courtyard. Oversized entry way with coat closet and room for a bench or additional shoe storage. Lovely white kitchen with quartz counters, tiled backsplash and contemporary lighting. Stainless steel appliance package includes electric cooktop, wall oven, built-in microwave, industrial-style hood fan, dishwasher, fridge with ice and water line and bottom-mount freezer. Primary Suite with big walk-in closet and 4-piece ensuite. Cheater ensuite opens to second bedroom with second door to the main living area. Easy-clean vinyl plank flooring throughout. Stacked washer and dryer in-unit. Wall unit air conditioning keeps you cool in summer. Heated underground parking 4309 is titled. Assigned storage locker 4309 located at the front end of the parking stall. Mailboxes are in the lobby, garage and recycling are in a separate building just steps away. Pets allowed with written board approval and must be licensed and vaccinated. Very walkable to major shopping and amenities. Easy access to Stoney and Deerfoot Trails. Auburn Rise is clearly a cut above. Come see for yourself. We can't wait to show you around. Love where you live!