



**312, 500 Auburn Meadows Common SE  
Calgary, Alberta**

**MLS # A2151584**



**\$435,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Auburn Bay                         |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                  |
| <b>Size:</b>     | 912 sq.ft.                         | <b>Age:</b>   | 2022 (2 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Titled, Underground       |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 428   |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete, Wood Frame  | <b>Zoning:</b>    | M-2 d210 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |          |
| <b>Inclusions:</b> | None  |                   |          |

Welcome to your dream home in the amazing community of Auburn Bay! This stunning Logel 2022-built apartment boasts 912 sq ft of modern luxury living. Featuring two spacious bedrooms and two beautifully designed bathrooms, this residence offers the perfect blend of style and functionality. Step into the heart of the home - a gourmet kitchen equipped with the finest stainless steel appliances, complemented by a breathtaking quartz waterfall island. The open-concept layout, considered the best in the building, ensures a seamless flow between the kitchen, dining, and living areas, perfect for both daily living and entertaining. The condo includes two generously sized bedrooms and two bathrooms. The master suite features a double sink vanity and a walk-through closet, providing ample storage space. Additional amenities include an in-unit washer and dryer, titled underground parking and assigned storage. Enjoy the convenience of an underground heated garage just on the side of the elevator, ensuring your vehicle is safe and warm year-round. Stay comfortable in all seasons with central air conditioning. The apartment's southwest-facing orientation bathes the space in natural sunlight, creating a warm and inviting ambiance. The expansive balcony is the perfect spot to enjoy your morning coffee or unwind while taking in the incredible Rockies views. This pet-friendly community offers lake access and a prime location with easy access to Stoney Trail. You'll enjoy the convenience of nearby shopping, restaurants, and numerous amenities that come with lake community living. This rare opportunity marks the first time this condo has been on the market, and it won't last long. Schedule your viewing today! Don't miss the opportunity to make this exceptional apartment your new home, where every detail has been meticulously designed for your

comfort and enjoyment.