



GRASSROOTS
REALTY GROUP

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**113, 400 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2152116



\$379,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	761 sq.ft.	Age:	2021 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 350
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

**** Stunning 2 Bedroom 2 Bathroom Main Floor Unit in the Lake Community of Auburn Bay ** 761 SqFt | Quartz Countertops | Stainless Steel Built-in Appliances | Open Floor Plan | 9 FT Ceilings | Vinyl Plank Flooring | Ceramic Tile | Private Extended Patio | In Unit Laundry | Underground Titled Parking Stall | Separate Storage Locker. Welcome to your exquisite 2 bed 2 bath main level condo full of upgrades! This unit is located in a secure entry building with fob entry and a buzzer for guests. Open the door to your home to an open floor plan with 9ft ceilings ceilings, wide plank flooring and plenty of natural light. The sparkling kitchen is outfitted with quartz countertops, soft close cabinets and drawers, Samsung appliances, honeycomb backsplash tiles, a corner pantry and a beautiful centre island with barstool seating. The comfortable living room is East facing with sliding glass door that lead out to the private extended patio with plenty of space for an outdoor dining set! The two bedrooms are separated by the living room which add to your privacy. The primary bedroom has a walk-through closet that leads to its very own 4pc ensuite with a double vanity and walk-in shower. On the opposite side of the unit you will find the 2nd large bedroom and a second 4-piece bath with a tub/shower combo. This unit has in suite laundry which is a dream! The stacked washer dryer takes up no living space as its in the hall closet near the main door. Enjoy the year round perks of an underground titled parking stall where you have a snow free car in the winter months! A separate storage locker is also provided with this unit! Don't miss the opportunity to live in a beautiful lakeside community; hurry and book a showing at this beautiful main floor unit today!**