



**104, 200 Auburn Meadows Common SE  
Calgary, Alberta**

**MLS # A2156821**



**\$419,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 440
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d210
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters		

**Inclusions:** Furniture negotiable

Welcome to this exceptional corner unit condo, one of the largest floor plans available in the sought-after lake community of Auburn Bay. This main-level gem offers 2 spacious bedrooms, 2 full bathrooms, and an open-concept layout designed for modern living. The heart of the home is the gorgeous gourmet kitchen, featuring a large island with quartz countertops, sleek stainless steel appliances, and built-in wall oven and microwave. Perfect for entertaining or daily life, this kitchen is a chef's dream. The primary bedroom is a true retreat, complete with a large walk-in closet, a luxurious 5-piece ensuite bathroom, and a dedicated A/C unit to keep you comfortable during Calgary's warm summer days. Step outside to your south-facing patio, which backs onto peaceful green space—ideal for relaxing with a morning coffee or an evening BBQ. This pet-friendly complex offers unparalleled convenience with walking distance to a wide range of amenities, including public transit, a dog park, grocery stores, coffee shops, pubs, and schools. You're just a short drive from the lake, South Health Campus, and the new Seton YMCA. Additional features include an underground heated parking stall and extra storage space, ensuring all your needs are met. This condo combines comfort, style, and an unbeatable location, perfect for anyone looking to enjoy the best of Auburn Bay living.