



**321, 400 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2158998



\$439,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	925 sq.ft.	Age:	2021 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 428
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: NA

Welcome to this absolutely stunning 2 bedroom 2 Bath corner suite that has been heavily upgraded & comes with beautiful custom window treatments & ceilings. This home offers one of the largest most desirable floor plans produced by Logel Homes - an award-winning builder. Pride of ownership is on display throughout this amazing home and it is truly move in ready. The gorgeous kitchen will capture your attention with the expansive quartz island that seats 4, glass pendant globe lighting, high-end stainless-steel appliances, under-cabinet lighting and beautiful herringbone patterned backsplash. The solid wood cabinetry with an abundance of soft close drawers and cabinets offers plenty of storage. The recently installed premium vinyl plank flooring runs throughout the bedrooms & main living area. Extra-large, dual pane windows & the sliding doors that lead to the extended South facing balcony, allow for natural light to shine in all throughout the day. With Air conditioning already installed, & the building itself featuring Logel Homes award-winning, exclusive makeup air system in every suite, you will be completely comfortable & have fresh air in your suite year-round. The spacious primary suite with walk-through closet, leads to a sparkling 4-piece ensuite with floor to ceiling tile, glass sliding shower doors, linen storage, & a quartz vanity with double undermount sinks. The equally appealing main bath opens to the main living area & is right beside the secondary bedroom for convenient access to guests. 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.