



**104, 300 Auburn Meadows Common SE  
Calgary, Alberta**

**MLS # A2208438**



**\$449,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	957 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, Secured, Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 452
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Vinyl Windows		

**Inclusions:** 3 TV arms are included but not the TV's

Welcome to this stunning main ( ground ) floor, fully air-conditioned 2-bedroom, 2-bathroom corner suite that has been heavily upgraded and is truly move-in ready. With 9' ceilings and an abundance of natural light from extra-large dual-pane windows, this home offers a spacious and inviting atmosphere. There are many large windows to bring in lots of natural light and this home has been completely upgraded! The gorgeous kitchen is a showstopper, featuring an expansive quartz island with stylish pendant lighting, high-end stainless-steel appliances including a built-in wall oven, chimney-style hood fan, built-in microwave, an induction cooktop, a bar fridge and an upgraded fridge. The sleek white cabinetry provides ample storage with soft-close drawers, ensuring both beauty and functionality. There is work space conveniently added to the cabinetry as well. The open-concept living area offers a cozy electric fireplace and flows seamlessly to the extended private balcony, perfect for relaxing or entertaining. Enjoy the convenience of a BBQ gas line and the award-winning exclusive makeup air system in every suite, providing fresh, clean air year-round. The spacious primary bedroom is bright and inviting, featuring a large walk-in closet and a luxurious ensuite with a stand-up glass sliding shower and a quartz vanity with double undermount sinks. The secondary bedroom is equally appealing and is conveniently located next to the main bath, making it ideal for guests. Adding to the home's incredible value, you will appreciate the DOUBLE TANDEM TITLED underground heated parking and extra-large storage unit—a rare find! Located in Auburn Bay, one of Calgary's most sought-after lake communities, you will enjoy exclusive lake access, nearby parks, walking trails, shopping, South Health Campus Hospital, and a vibrant community

atmosphere. This pet-friendly complex offers the perfect blend of convenience and luxury. Don't miss out on this exceptional opportunity—schedule your private viewing today!