

**221, 400 Auburn Meadows Common SE**  
**Calgary, Alberta**

**MLS # A2162143**



**\$400,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	918 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 428
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2 d210
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This gorgeous modern corner unit is one of the largest in the building with a south facing balcony and air conditioning, all in the beautiful lake community of Auburn Bay. Enjoy a basically brand new condo with luxury finishes, vinyl plank flooring, and 9 foot ceilings. The kitchen features bright white cabinetry, sleek quartz countertops, tiled to the ceiling backsplash, a two tiered island, and stylish pendant lighting. You’ll also love the stainless steel appliances, including a cooktop range, and built-in oven and microwave. The spacious living and dining areas have tons of natural light and access to the great sized balcony with a gas barbecue line. The comfortable master bedroom features a large walk-in closet, leading to the ensuite bathroom with double sinks, tiled to the ceiling backsplash, and linen closet. The secondary bedroom would make a lovely guest room or home office, and another full bathroom. You’ll find plenty of storage in the multiple closets throughout, as well as convenient stacked laundry. This is a fantastic opportunity to get into this desirable pet friendly community and experience low maintenance living, while not missing out on high-end touches. The complex is located in a prime area close to schools, shopping, restaurants, and amenities, with easy access to Stoney Trail.