



# 150 Auburn Meadows Manor Calgary Alberta

\$409,900

Pristine 2-bedroom, 2-bathroom top-floor corner unit in the highly sought after Auburn Bay Lake Community. This home is a rare find, offering unparalleled mountain views, plus added privacy and tranquility of not looking directly into another condo. South east facing wrap around balcony extends the shoulder seasons for outdoor enjoyment while the recently installed central air keeps you comfortable all summer. From the moment you step inside, you'll be captivated by the high 9ft ceilings, abundant natural light that floods the space creating a bright, airy ambiance inviting you to relax and unwind. Open-concept layout is spacious enough to accommodate a dining room table, and is perfect for entertaining. The kitchen is a chef's delight, with gleaming white cabinets, stainless steel appliances, stone countertops, herringbone backsplash, and a spacious island that's perfect for meal prep and casual dining. The primary bedroom is a serene retreat, complete with a walk-in closet, easily accessible shower in en-suite bathroom, perfect for those looking to downsize plus a second spacious closet. The second bedroom also enjoys spectacular views, and is situated on the opposite side of the unit giving the primary bedroom additional privacy. In-suite laundry and a full second bathroom with bathtub makes this floor plan ideal for guests and/or family. Enjoy the convenience of titled parking, titled storage space in the underground heated garage while the building's contemporary design enhances the overall appeal. Living in Auburn Bay means embracing an active lifestyle with year-round access to a wide range of activities at the lake and clubhouse including swimming, fishing, paddleboarding, skating, tennis, disc golf, adult/youth programs and a gymnasium. With this prime location, you can walk 1 block to access local amenities for everyday essentials/fitness in Auburn Station...

Kitchen 13.50 Ft x 9.00 Ft

Living room 14.50 Ft x 11.00 Ft

Laundry room 3.50 Ft x 3.50 Ft

Other 20.00 Ft x 5.00 Ft

Primary Bedroom 12.00 Ft x 11.67 Ft

Bedroom 13.00 Ft x 9.50 Ft

3pc Bathroom 8.00 Ft x 5.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



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**Mirror**

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