



300 Auburn Meadows Common Calgary Alberta

\$325,000

Welcome to this stunning top-floor unit in the sought-after, family-friendly community of Auburn Bay! Thoughtfully designed with modern upgrades, this two-bedroom, one-bathroom home offers stylish and comfortable living with an emphasis on convenience. Upon entering, you'll be greeted by durable vinyl flooring that flows seamlessly throughout the space. The well-appointed four-piece bathroom includes quartz countertops, an added medicine cabinet, and two extra vanity drawers for enhanced storage. The open-concept floor plan creates an inviting atmosphere, seamlessly connecting the kitchen and living room. The kitchen is a chef's dream, featuring stainless steel appliances, quartz countertops, extra-tall 41" cabinets, a spacious island. A stacked washer and dryer are conveniently located in the adjacent laundry room. Designed with tall individuals in mind, the showerhead, vanity height, and kitchen cabinets were upgraded when the unit was built. The primary bedroom boasts a large window with a blackout blind for optimal light control and built-in closet organizers for maximum efficiency. The second room also boasts built-in closet organizers and offers versatility as a guest room, home office, or children's bedroom, catering to your lifestyle needs. Step outside to your private balcony, where you can relax and enjoy lush greenspace views. The balcony is not adjoining any others and offers privacy along with a gas line for a BBQ, perfect for entertaining. Your Titled parking stall is conveniently located directly in front of the elevator entrance for easy access. Located in the vibrant lake community of Auburn Bay, this home provides exclusive lake access, playgrounds, a water park, and tennis courts. Auburn Bay offers six schools (both public and Catholic) and is minutes from South Health Campus Hospital. Enjoy the convenience of nearby restaurants, shops, and quick access...

Kitchen 12.00 Ft x 10.25 Ft
Living room 12.00 Ft x 9.33 Ft
Foyer 5.33 Ft x 4.33 Ft
Laundry room 2.92 Ft x 2.92 Ft

Primary Bedroom 9.92 Ft x 8.83 Ft
Bedroom 9.17 Ft x 8.83 Ft
4pc Bathroom 8.33 Ft x 4.92 Ft
Other 12.50 Ft x 6.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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