



## 206 Auburn Meadows Walk Calgary Alberta

\$549,900

Welcome to this rare end unit in the sought-after lake community of Auburn Bay! This spotless 3-bedroom, 2-bathroom top floor townhouse seamlessly blends functionality with luxury, enhanced by an abundance of natural light. The bright, open design, featuring large windows, creates an elegant and inviting space with an extra-large great room and a cozy fireplace. The contemporary kitchen boasts white cabinetry, quartz countertops, a large pantry, and stainless steel appliances, including a new fridge. The primary bedroom offers a spacious walk-in closet and an ensuite with a shower and quartz countertops. Additional highlights include high-end engineered wood flooring in the living areas, a custom electric fireplace, and designer Hunter Douglas up/down blinds for both privacy and style. Enjoy outdoor living on the south-facing 25x8 upper balcony and a concrete patio at ground level. This unit also features central A/C, a central vacuum system, a top-of-the-line water softener, and a partially finished basement connected to a painted double attached garage with a Level 2 EV charger compatible with both J1772 and NACS/Tesla. Situated in a prime location, just steps from supermarkets, shops, banks, and schools, with easy access to Stoney Trail and major roads, this home is a must-see! Don't miss this opportunity--call to view today! (id:6769)

Den 8.67 Ft x 9.75 Ft  
Other 6.67 Ft x 4.67 Ft  
Storage 5.67 Ft x 7.17 Ft  
Other 5.83 Ft x 5.17 Ft  
Primary Bedroom 11.67 Ft x 11.50 Ft  
3pc Bathroom 8.58 Ft x 4.92 Ft  
Other 8.67 Ft x 4.67 Ft  
4pc Bathroom 8.58 Ft x 4.92 Ft

Bedroom 9.25 Ft x 10.17 Ft  
Laundry room 5.25 Ft x 6.42 Ft  
Furnace 2.83 Ft x 2.92 Ft  
Bedroom 8.25 Ft x 12.58 Ft  
Kitchen 12.58 Ft x 12.58 Ft  
Dining room 11.92 Ft x 8.58 Ft  
Living room 14.00 Ft x 19.67 Ft  
Other 7.50 Ft x 25.00 Ft

Listing Presented By:



Originally Listed by:  
Engel & Völkers Calgary

<https://marlenemacdonald.ca/>



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REALTY

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