



## 218 Auburn Meadows Walk Calgary Alberta

\$397,500

OPEN HOUSES: Sat/Sun Sept 14/15, 1:00-4:00pm. Pride of ownership is evident throughout this modern & upgraded 2-bedroom stacked townhouse in a beautiful, well designed, park like setting. This home blends comfort & convenience to everything, is ideal for those seeking a starter or investment home, in a vibrant LAKE COMMUNITY. It is a short walk to ALL shopping amenities--Co-op is a minute walk, grab a burger at A&W, a playground park on the corner, or grab your Timmy's on the way to work. Or cross 52nd and have even MORE shopping options (Sobeys, shoes, and all the restaurants, etc) Key Features of this home: Two west facing bedrooms provide plenty of space for relaxation and rest. Master has a walk in closet. The bedrooms do not face another building, but rather are located in the gap space between buildings (visitor parking is across the street / park entry), so it feels private on each side of the unit. Modern Upgrades: Enjoy upgraded tile on the stairs from the garage (easy clean & one of the many choice selection of upgrades), tiled spacious foyer and tile in the bathroom, sleek vinyl plank flooring in open living area and hall, cozy carpet in the bedrooms, vinyl wide slat window blinds, upgraded stainless steel appliance package, with over the range built in microwave, upgraded subway tile backsplash, separate pantry. Please refer to the virtual tour to see layout details. Attached Single Garage: Convenient attached single garage offers secure parking and additional storage. This townhome is roughed in for central vacuum, it is located in the garage, an excellent location to keep your house free of dust. In-Suite Laundry: Stacking washer and dryer are included, making laundry day a breeze. It is located in the bathroom, an extra storage cabinet was added above them. Expansive Upper Deck/Patio: The huge upper deck/patio is perfect for outdoor entertaining or simply ...

4pc Bathroom 7.50 Ft x 4.92 Ft

Bedroom 10.67 Ft x 10.42 Ft

Dining room 8.25 Ft x 7.33 Ft

Kitchen 10.58 Ft x 10.17 Ft

Living room 21.17 Ft x 10.00 Ft

Primary Bedroom 10.92 Ft x 10.33 Ft

Furnace 3.92 Ft x 3.08 Ft

Listing Presented By:



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