



400 Auburn Meadows Common Calgary Alberta

\$449,900

Top Floor Corner Model with Views!! February 2024 Possession!! Award-winning condo builder - LOGEL HOMES - Unbelievable VALUE & DESIGN! Superb top floor air-conditioned with two bedrooms, two bathrooms, two parking spots with titled Tandem indoor stall, extra windows, 120 SF covered balcony, and high 9' ceilings throughout. Value Added features - Check and Compare; 916 RMS sq. ft. of luxurious living space. Loaded with extras... Premium quality acrylic latex eggshell paint on all walls, Luxury vinyl planking, Dual pane Low-E windows, modern white painted casings doors & baseboards, designer lighting package, white Decora light switches, convenient laundry with storage & stacked washer/dryer. Whirlpool Stainless steel appliance package: french door fridge with freezer below, built-in wall oven & microwave, smooth top electric cooktop, and quiet Energy Star-rated tall tub dishwasher. Upgraded Kitchen cabinets with tall upper doors + extra floor cabinets + moldings, waterfall QUARTZ island countertops, under mount sillgranite sink, full height quartz backsplash, pull-out kitchen faucet, dramatic island with flush eating bar, and room to sit 4. BONUS features: entertainment cabinet in the living room, underground tandem parking stall with room for two cars, storage cage, bike storage, BBQ Gas line to the balcony. Auburn Bay, a lake lifestyle amenity beyond compare - Central Beach site is the home of the community's grand Beach area, where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier and non-motorized marina, indoor and outdoor fitness equipment, barbeque pits, a hockey rink and more. The Beach area hosts various activities, including educational and recreational programs, meetings, and private functions. Purposefully designed as the focal point for the community, the Beach area also includes a dedicate...

Living room/Dining room 19.50 Ft x 12.33 Ft	Laundry room 5.75 Ft x 3.17 Ft
Kitchen 12.25 Ft x 9.67 Ft	4pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 11.67 Ft x 11.50 Ft	Foyer 4.58 Ft x 4.42 Ft
Bedroom 9.67 Ft x 9.50 Ft	4pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



Originally Listed by:
JAYMAN REALTY INC.

<http://www.jayman.com/why-buy-a-jayman/realty>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca