



# 100 Auburn Meadows Common Calgary Alberta

\$345,000

This well-appointed two-bedroom, two-bathroom home boasts a series of high-quality upgrades that are sure to appeal to discerning residents. The kitchen is a chef's delight, with quartz countertops, stainless steel appliances, and custom cabinets featuring soft-close hinges, alongside ample pantry space. The living area is thoughtfully designed with durable laminate plank flooring, 9-foot ceilings, and an efficient layout that includes a dining space, living room, and a master bedroom with an attached bathroom. The living area extends outdoors to a 70 square-foot balcony that offers a pleasant view and captures the evening's sunset. The second bedroom is sizable and includes a pocket door that leads to the main bathroom, offering flexibility for use as a home office or guest room. Additional features include in-suite laundry, a dedicated fresh air system, a parking stall included, and a private storage locker. The property is conveniently situated within walking distance to South Health Campus, the largest YMCA in North America, educational facilities, shopping centers, and is biking distance from a scenic lake. Easy access to main thoroughfares such as 52 Street, Deerfoot Trail, and Stony Trail makes commuting a breeze. The living space is recorded at 705 square feet by the builder. For pet owners, there are minimal restrictions to worry about. (id:6769)

Living room 12.17 Ft x 9.83 Ft

Kitchen 9.00 Ft x 12.00 Ft

Bedroom 10.08 Ft x 8.83 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

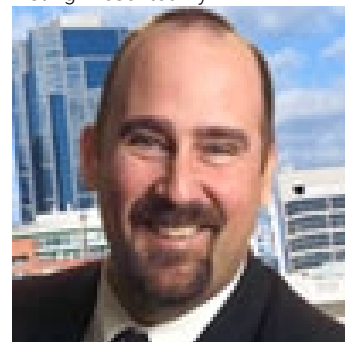
Bedroom 8.08 Ft x 10.00 Ft

4pc Bathroom 4.83 Ft x 8.33 Ft

Laundry room 3.25 Ft x 7.33 Ft

Other 11.08 Ft x 6.25 Ft

Listing Presented By:



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