



# 25 Auburn Meadows Avenue Calgary Alberta

\$365,000

Welcome to one of the best layouts in Canoe at Auburn Bay, a 934 SQ. FT. top-floor corner condo flooded with natural light and offering stunning courtyard and mountain views. The showstopper? A massive 190 SQ. FT. WRAP-AROUND COVERED BALCONY with gas line, giving you extended outdoor living space and panoramic exposure you simply don't get with standard units. Inside, enjoy 9' ceilings, extra-tall windows, luxury wide-plank engineered flooring, and a smart open-concept design with a dedicated office nook. The kitchen impresses with quartz countertops, full-height tile backsplash, soft-close cabinetry, under-cabinet lighting and a peninsula perfect for entertaining. The spacious primary suite features its own private ensuite, while the second bedroom and full bath offer flexibility for guests, roommates, or work-from-home living. Added value includes 2 TITLED underground parking stalls, assigned storage cage, and in-suite laundry. Plus, enjoy exclusive access to Auburn Bay's private lake lifestyle where you can enjoy the beach, splash park, tennis courts, fishing pier, skating rink, fitness equipment, and year-round community events. Top-floor corner units with wrap-around balconies and TWO parking stalls are rare! Don't miss out. (id:6769)

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 10.42 Ft x 12.50 Ft

Dining room 12.17 Ft x 9.00 Ft

Kitchen 7.83 Ft x 9.42 Ft

Family room 10.92 Ft x 11.17 Ft

Primary Bedroom 10.67 Ft x 12.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca