



400 Auburn Meadows Common Calgary Alberta

\$325,000

This 2-bedroom, 2-bathroom condo with AC offers a refined take on lake community living, complete with low condo fees of \$327.50 including heat and water, titled underground parking, an assigned storage locker, in-suite laundry, and full access to the highly desirable Auburn Bay lake community. As you step inside, you're welcomed by a well-appointed entryway with a convenient coat closet to your left. From here, the home opens up beautifully into the kitchen and main living space, immediately setting the tone with its bright, modern feel and thoughtful design. The kitchen is both stylish and functional, featuring ceiling-height cabinetry, quartz countertops, a stunning tile backsplash, black modern hardware, and upgraded lighting that adds warmth and character. Stainless steel appliances, a built-in microwave, sleek hood fan, and a silgranite undermount sink complete the space. Tucked seamlessly into a storage closet beside the kitchen is the in-suite laundry, keeping daily tasks out of sight while remaining easily accessible. Flowing openly from the kitchen, the living room is inviting and comfortable, anchored by a cozy electric fireplace with a built-in mantle. Large sliding glass doors fill the space with natural light and lead you onto the balcony, a outdoor retreat perfect for morning coffee, evening wine, or summer entertaining. The primary bedroom offers a calm and comfortable escape, featuring two closets and plenty of natural light. The private ensuite elevates the experience with a floor to ceiling tiled walk-in shower, quartz countertops, and an undermount sink, creating a spa-like feel without being overdone. Nearby, the second bedroom is generously sized and versatile, perfect as a guest room and/or office. The second bathroom is a full 4-piece with a tub and shower, ideal for guests or shared living. Throughout the home, thoughtful upgrades such as w...

Kitchen 10.58 Ft x 8.42 Ft

Dining room 10.50 Ft x 3.83 Ft

Living room 10.58 Ft x 12.25 Ft

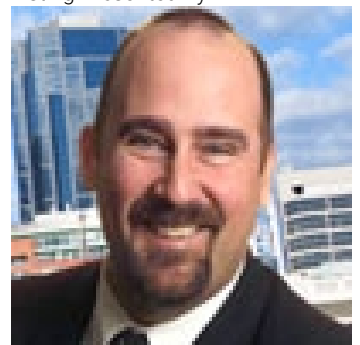
Bedroom 9.92 Ft x 10.33 Ft

Primary Bedroom 10.08 Ft x 10.42 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

3pc Bathroom 8.42 Ft x 4.83 Ft

Listing Presented By:



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