

**407, 300 Auburn Meadows Common SE  
Calgary, Alberta**

**MLS # A2290472**



**\$324,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	698 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2 d210
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

**Inclusions:** N/A

Perched on the top floor in Auburn Bay, this beautifully executed, south facing, two-bedroom, two-bath condo offers a bright, modern layout with thoughtful upgrades throughout and overlooks a lush greenspace. As you step in, vinyl plank flooring runs seamlessly through the home, creating a clean, contemporary look that's as durable as it is stylish. The layout opens into the main living space, drenched in natural light, where the living and dining areas connect effortlessly to a well-designed kitchen, perfect for your everyday routines to easy entertaining. Crisp white cabinetry, quartz countertops, stainless steel appliances, and a striking geometric backsplash give the kitchen a fresh, polished finish, while the oversized island offers generous prep space and room to pull up a few stools. Just off the kitchen, the tucked-away laundry room with a stacked washer and dryer keeps the practical details out of sight, but close at hand. From the living room, step onto your private balcony overlooking an expansive greenbelt. With a gas line for your BBQ, the spacious balcony feels like an outdoor extension of the kitchen, perfect for casual dinners, morning coffee, or unwinding at the end of the day with a glass of wine. The primary suite is calm and comfortable, featuring a large window and plenty of closet space for streamlined storage, along with a luxurious ensuite bath. The second bedroom offers flexibility for guests, a home office, or a child's room, and is conveniently located near the full main bath, complete with quartz counters. Air conditioning and a titled parking stall are understated conveniences you'll appreciate year-round. The location is hard to beat: Auburn Bay offers coveted lake access, parks, playgrounds, schools (public and Catholic), a water park and tennis courts, plus quick access to South Health Campus, shopping,

restaurants, Deerfoot, and Stoney Trail.