

204 Auburn Meadows Walk SE Calgary, Alberta

MLS # A2217764



\$474,999

| | | | |
|-----------|--------------------------------------|--------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 1,197 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Low Maintenance Landscape | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 342 |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Quartz Counters, Sauna | | |

Inclusions: N/A

Experience the best of lake community living in this stunning corner-unit, bungalow style townhome by Brookfield Residential. Offering nearly 1,200 sq. ft. of single-level living, this home is designed for style, comfort, and convenience. The bright and oversized living room features large windows, hardwood flooring, and a cozy gas fireplace. The modern kitchen boasts quartz countertops, stainless steel appliances, stylish cabinetry, and a spacious island, seamlessly flowing into the dining area, perfect for entertaining. Just steps away from your dining, step out onto your first sunny and private balcony. The primary bedroom is a private retreat with a generous walk-in closet and a stylish full ensuite bath with matching quartz counters. A versatile second bedroom and a full bathroom provide flexibility for guests or a home office. Make your way downstairs to a spacious furnace room that also serves as a convenient storage area for all your extras. From here, you can access the attached double garage, offering year-round parking with ease and practicality. The home also features Central AC, ensuring you stay cool during those hot summer days. Step outside your front door to enjoy a second private patio - perfect for summer lounging and socializing with friends. This townhome is ideally situated within the complex, close to visitor parking, mailboxes and beside a scenic green space. Steps from Auburn Station, two blocks from the off-leash dog park, and minutes from Auburn Bay's 43-acre lake, private park, and beach. With South Health Campus and Seton's amenities nearby, this is maintenance-free living at its finest - move in now and enjoy the lake lifestyle this summer!