

**406, 110 Auburn Meadows View SE**  
**Calgary, Alberta****MLS # A2238354****\$350,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	757 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 413
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage		

**Inclusions:** Murphy bed & Mattress

Welcome to your immaculately maintained 2-bedroom condo in Auburn Walk, nestled in the heart of the vibrant, family-friendly community of Auburn Bay. From the moment you step inside, you'll notice how meticulously cared for this home is &mdash; it feels as fresh and inviting as the day it was built! Thoughtfully designed, this bright unit features durable vinyl flooring throughout and an ideal layout with bedrooms smartly positioned on opposite sides, offering privacy and versatility for guests, roommates, or a home office. The open-concept living and dining area is warm and welcoming, with a stylish kitchen that includes stainless steel appliances, quartz countertops, a convenient pantry, and a cozy dining nook &mdash; or enjoy casual meals at the eat-up breakfast bar. Just off the kitchen, you'll appreciate the full-sized laundry tucked neatly away for ultimate convenience. The spacious primary suite is your private retreat, complete with a generous walk-through closet featuring mirrored doors that lead into the well-appointed 4-piece bathroom. Here, unwind in the deep soaker tub and enjoy the dual access design &mdash; practical for both you and your guests. The second bedroom is equally impressive, boasting plenty of storage and a brand-new Murphy bed that's never been used &mdash; perfect for maximizing your space while keeping things tidy and functional. One of this condo's most remarkable features is the massive, south-facing covered balcony. At over 300 sq ft, it's truly an extension of your living space &mdash; imagine morning coffee in the sun, evenings with friends, or simply relaxing in your own private outdoor oasis all summer long. Additional highlights include built-in A/C to keep you comfortable year-round, an assigned storage locker, and a tandem parking stall for two vehicles located just steps from the

door to the parkade &mdash; a rare convenience you&rsquo;ll love. Plus, your unit is right next to the elevator, making groceries and move-ins a breeze. Living in Auburn Walk means you&rsquo;re just moments away from everyday essentials and neighbourhood favourites &mdash; the Co-Op, Tim Hortons, a local pub, and more are all just steps from your front door. Plus, as a resident of Auburn Bay, you&rsquo;ll enjoy coveted 4-season lake access where you can swim, skate, paddleboard, or simply relax by the water whenever you wish. Don&rsquo;t miss your chance to own this move-in-ready gem with a show-home feel in one of SE Calgary&rsquo;s most sought-after lake communities. Welcome home!