

**233 Auburn Meadows Drive SE
Calgary, Alberta**

MLS # A2240665



\$494,900

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|------------------|--|---------------|------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,210 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, City Lot, Landscaped | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 313 |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Smoking Home, Pantry, Vaulted Ceiling(s) | | |

Inclusions: tV mount

This 6 year old beautiful townhouse is nestled in the heart of Auburn Bay. The open concept, corner unit is flooded with multitudes of natural light from both the south & the west exposures, yet with the central air, you can easily manage the internal temperature. The living room is on the main floor & boasts an amazing vaulted ceiling. Ascend a few steps to the spacious dining room & kitchen. The kitchen boasts a pantry, beautiful stainless steel appliances, quartz countertops & beautiful tile backsplash. Enjoy your morning coffee & breakfast at the eating bar. Powder room is tucked away around the corner for convenience & privacy. The second level features 2 master suites. One with a bright, 3 piece ensuite with walk in shower, walk in closet & ceiling fan. The second master is currently being used as an office, but it can accommodate a king bed & nightstands. There is a spacious closet & 4 piece ensuite. The stacker washer/dryer are conveniently located in a closet on the second floor. The lower level is unfinished, but has many shelves for storage. The double attached garage is a few steps away. Located a block away from the shopping plaza with a grocery store & many other amenities. Access to the lake, and close to all the Mahogany, Seton & other Auburn Bay amenities.