

**117, 200 Auburn Meadows Common SE  
Calgary, Alberta**
**MLS # A2279148**


# **\$269,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	696 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d210
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Stone Counters		
<b>Inclusions:</b>	NA		

Welcome to lakeside living in the premiere community of Auburn Bay! This beautifully maintained 2-bedroom, 2-bathroom condo combines modern comfort with an unbeatable location just steps from the lake, parks, and vibrant amenities. Step inside and enjoy an open-concept layout designed for everyday living and entertaining. The kitchen features sleek cabinetry, stone countertops, stainless steel appliances, and a breakfast bar that flows seamlessly into the bright living area. Large windows fill the space with natural light, and the private balcony offers a perfect spot to relax or enjoy your morning coffee. The primary suite includes a large closet and a private ensuite with walk-in shower, while the second bedroom and full bath provide ideal space for guests, family, or a home office. In-suite laundry adds convenience, and the unit includes a titled underground heated parking stall with a secure storage cage — perfect for keeping your car and gear protected year-round. Living in Auburn Bay means access to a 43-acre freshwater lake, beach, skating rinks, parks, and walking trails, plus proximity to schools, shopping, restaurants, and the South Health Campus. With quick access to major routes like Deerfoot and Stoney Trail, this home truly offers the best of comfort, lifestyle, and location. Experience the perfect blend of modern living and resort-style amenities — welcome home to Auburn Bay!