

**407, 400 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2202745



\$409,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 404
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	N/A		

Top-Floor Luxury Living & Jackson Floor Plan Step into luxury with this stunning top-floor, air-conditioned unit that is absolutely loaded with upgrades! From the moment you walk through the door, you'll feel the warmth and elegance of this beautifully designed space. Modern Kitchen & Dining, the heart of the home is spacious, featuring a large island, sleek quartz countertops, stainless-steel appliances, and stylish Lindberg oak cabinets with a clean, minimalist design. Additional storage cabinets and an extensively shelved pantry provide ample space for all your culinary needs. The Stylish & Comfortable Living Spaces of the open concept living room is generously sized and leads to a large, covered balcony (w/BBQ gas line) is perfect for morning coffee or evening relaxation. The glass patio door is fitted with blackout blinds, keeping you cool and comfortable on hot summer days. Both bedrooms are spacious, with the primary suite featuring a walk-through closet leading to a beautifully upgraded ensuite and tri shades, sheer, light filtering and black out. The second bedroom offers a roomy closet and a large window, filling the space with natural light and there is also an additional 4-piece bath. Throughout the unit, neutral paint tones create an inviting and versatile aesthetic. Premium Flooring & Convenience, enjoy durable vinyl plank flooring in the kitchen and dining area, and plush upgraded carpeting in the living room and bedrooms for added comfort. A dedicated laundry room with extra storage adds to the convenience of this exceptional unit. One underground parking stall with storage cage in front. Parking stall has extra space on the drivers side and it is right beside the elevator! The complex offers additional parking and well-maintained green spaces for a park-like setting. The location is unbeatable! Walk to

CO-OP, Tim Hortons, and a large variety of shops, restaurants, and medical services and public transportation is just steps away! Plus, enjoy access to the Auburn Lake Community Centre, adding even more value to this incredible home. Don't miss this opportunity. Schedule a viewing today and make this upgraded top-floor unit yours!