

212, 130 Auburn Meadows View SE  
Calgary, Alberta

MLS # A2295567



## \$359,900

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	833 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 457
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** n/a

Welcome to effortless lake community living in the heart of Auburn Bay. This beautifully designed two bedroom, two bathroom condo offers over 830 sq ft of bright, airy space where comfort meets quiet luxury. The kitchen is the heart of the home, featuring granite countertops, rich wood cabinetry, and a generous island that's perfect for morning coffee or easy entertaining. Upgraded stainless steel appliances, a corner pantry, and abundant storage make the space as functional as it is stylish. High ceilings and expansive windows flood the open concept living and dining area with natural light, creating a warm and inviting atmosphere. The primary bedroom is a true retreat, complete with a walk through closet and a thoughtfully designed ensuite featuring dual sinks, an oversized shower, and linen storage. The second bedroom is positioned on the opposite side of the unit for added privacy and works beautifully as a guest room, home office, or flexible living space. A second full bathroom adds everyday convenience. Step outside to your oversized, private balcony offering a peaceful place to unwind. There is plenty of room for outdoor furniture and your BBQ, with a gas line already in place. Inside, enjoy central air conditioning, fresh paint throughout, and full size in suite laundry with extra storage. This pet friendly building allows up to two pets (with board approval) and includes titled, heated underground parking with a dedicated storage locker conveniently located directly in front of your stall. As a homeowner, you'll enjoy full access to Auburn Bay's private lake and resident only amenities, all while being just steps from Auburn Station Shopping, transit, restaurants, the Auburn Bay dog park, South Health Campus, Seton YMCA, Seton Library, and more. This is low maintenance, lifestyle focused living in one of Calgary's most desirable lake

communities, perfect for a lock and leave lifestyle. Book your private showing and experience it for yourself.