

**130, 25 Auburn Meadows Avenue SE  
Calgary, Alberta**

**MLS # A2237474**



# \$274,900

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	596 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 313
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Canoe in Auburn Bay, where lake life meets everyday convenience in the best possible way! Feel instantly at home stepping inside this bright & beautifully maintained one bedroom unit. Warm, open layout with large windows allow natural sunlight into every space. Cook up a storm in the modern kitchen, with gleaming quartz countertops, flat panel cabinetry, and stainless steel appliances. Living and Dining areas flow seamlessly together - just right for quiet evenings in or lively gatherings with friends! Slide open the patio door to your private balcony, a perfect spot for a quiet morning coffee! When the day winds down, retreat to the spacious bedroom, complete with a walk through closet that leads to the four piece main bathroom. In-suite laundry with full size washer & dryer, a titled parking stall in the heated underground parkade, and an assigned storage locker in the secure storage room complete this truly amazing condo! At the heart of Auburn Bay is its stunning 43 acre freshwater lake and private beach - A year round retreat just steps from home. In warmer months, spend your days paddleboarding, fishing, or swimming... and in the winter, lace up your skates for a spin around the rink or enjoy a crackling firepit gathering with neighbours! Beyond the lake, Auburn Bay is designed for connection & convenience - scenic walking & biking paths wind through the neighbourhood, linking you to beautiful parks, playgrounds, and cozy sitting areas. There's even an off-leash dog park for your four legged family members, and community events like movie nights under the stars or seasonal festivals! Everything you need is within easy reach - from trendy local restaurants & ice cream shops to the Seton Urban District with endless shops & services, South Health Campus Hospital, and the worlds largest YMCA! Quick access to Stoney or Deerfoot Trail

means you’re always well connected, but once you’re here, you may never want to leave! Don’t let comfort, style, and the lakeside vibe slip away - Book your private viewing today!