

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

**MLS # A2240665**



# \$529,900

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Landscaped		

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

**Inclusions:** n/a

This 4 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.