

233 Auburn Meadows Drive SE  
Calgary, Alberta

MLS # A2258437



**\$494,900**

<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>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<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

Welcome to this stunning multi-level corner unit townhouse in the highly desirable lake community of Auburn Bay! With an abundance of natural light, a vaulted ceiling, this home offers the perfect blend of comfort, style, and convenience. Step into the main living area, where a soaring vault and oversized windows create a bright and open atmosphere. Whether you're entertaining or relaxing, the space feels large and inviting year round-especially with the comfort of A/C. Upstairs you'll find 2 master bedrooms, each complete with it's own private ensuite bathroom- a perfect setup for guests, roommates, or a home office. A convenient stacker washer and dryer are neatly tucked away in a laundry closet steps from the bedrooms. Spacious kitchen with stainless appliances and an ample eating area. This home also features a double attached garage providing secure parking and extra storage space. As a corner unit, it offers more natural light from several exposures. Located just steps from schools, shopping, parks, restaurants, and full access to Auburn Bay Lake, you'll enjoy year-round recreation including swimming, skating, and beach activities-right in your own community. Don't miss your chance to own this bright and stylish home in one of Calgary's most sought-after neighborhoods!