

## 780-831-7725

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## 119 Auburn Meadows Walk SE Calgary, Alberta

MLS # A2252397



\$494,900

Division:	Auburn Bay					
Type:	Residential/Five Plus					
Style:	2 Storey					
Size:	1,254 sq.ft.	Age:	2015 (10 yrs old)			
Beds:	2	Baths:	2 full / 1 half			
Garage:	Double Garage Attached					
Lot Size:	-					
Lot Feat:	Back Lane					

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows

Inclusions:

N/A

Welcome to this RARE OPPORTUNITY to own a beautifully upgraded 2-bedroom, 2.5-bathroom, double garage END UNIT townhome in the heart of Auburn Bay's Muskoka! Perfectly situated across from Auburn Bay Station Shopping Centre, walking distance to off-leash park, schools, playgrounds, tennis court, and just steps from Auburn Bay's 43-acre lake, private parks, and beaches. This home offers a perfect balance of convenience and leisure. Step inside, you' ll be greeted by a warm, cozy, bright, and welcoming atmosphere. The main floor boasts a spacious open-concept living area with expansive sunlit windows and beautiful hardwood floors throughout. The stylish kitchen showcases granite countertops, backsplash tile, modern appliances, a large island, and ample counter space. The kitchen leads to a private balcony and a flex room with a versatile space for a dining area or home office. Upstairs, you' Il find two spacious master bedrooms, each with its own 4 piece en-suite bathroom and walk-in closet, providing ultimate privacy and convenience. Full laundry room /linen closet is also conveniently located on this level. The basement, with plenty of storage options, connects to the double attached garage for secure parking and additional storage space. Countless Upgrades throughout include: FRESH PAINT THROUGHOUT. NEW BLIND. Bathrooms with granite countertops and two added drawers in vanity; Hardwood, tile and carpet flooring; Huge upgraded kitchen with beautiful granite counter tops, gorgeous kitchen backsplash tile, 12" extended island counter top, and stainless steel appliances; Balcony off the main level; Outlet to the basement; Barbeque gas line rough-in for easy barbeque entertainment. Living in the sought-after LAKE community of Auburn Bay means access to a vibrant,

