

82 Auburn Meadows View SE Calgary, Alberta

MLS # A2164323



\$539,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,473 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All window coverings and garage shelving & tire racks

FINALLY.... a home that has everything you want now PLUS what you'll need in your future, at an affordable price, with very low condo fees, surrounded by all the amenities you could ever hope for! Units in this complex rarely come up for sale, and when they do, they sell quickly, especially 3 bedroom ones. That's thanks to a floor plan that perfectly balances "Open-Concept Living" with private spaces for a quiet retreat after a long day. This particular home also has a stand-alone balcony where you can see views of the mountains & downtown, and watch community & city fireworks presentations from. You'll be amazed how natural light fills the space thanks to having both East & West facing windows. Top to bottom, the interior finishes are as beautiful as they are functional, and having an attached insulated & drywalled double garage is a game-changer! You'll also love being walking distance from Restaurants, Pubs, Coffee Shops. Grocery stores, Boutique Shops & numerous medical offices as much as the having the world's largest YMCA, walking & biking paths, parks, playgrounds & schools so close by. Add on all the fun that comes with membership to your own private community lake and having amazing access both within the community & to anywhere in the city, and you truly have found the one! Make it yours before someone else does!