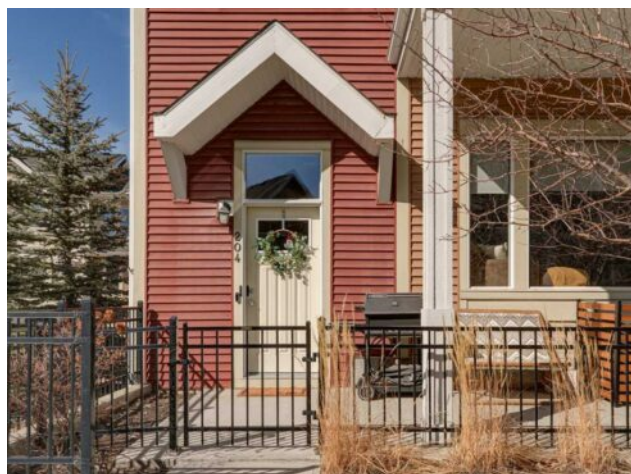


## 204 Auburn Meadows Walk SE Calgary, Alberta

**MLS # A2217764**



# \$474,999

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,197 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 342
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Sauna		

**Inclusions:** N/A

Experience the best of lake community living in this stunning corner-unit, bungalow style townhome by Brookfield Residential. Offering nearly 1,200 sq. ft. of single-level living, this home is designed for style, comfort, and convenience. The bright and oversized living room features large windows, hardwood flooring, and a cozy gas fireplace. The modern kitchen boasts quartz countertops, stainless steel appliances, stylish cabinetry, and a spacious island, seamlessly flowing into the dining area, perfect for entertaining. Just steps away from your dining, step out onto your first sunny and private balcony. The primary bedroom is a private retreat with a generous walk-in closet and a stylish full ensuite bath with matching quartz counters. A versatile second bedroom and a full bathroom provide flexibility for guests or a home office. Make your way downstairs to a spacious furnace room that also serves as a convenient storage area for all your extras. From here, you can access the attached double garage, offering year-round parking with ease and practicality. The home also features Central AC, ensuring you stay cool during those hot summer days. Step outside your front door to enjoy a second private patio - perfect for summer lounging and socializing with friends. This townhome is ideally situated within the complex, close to visitor parking, mailboxes and beside a scenic green space. Steps from Auburn Station, two blocks from the off-leash dog park, and minutes from Auburn Bay's 43-acre lake, private park, and beach. With South Health Campus and Seton's amenities nearby, this is maintenance-free living at its finest - move in now and enjoy the lake lifestyle this summer!