

**151 Auburn Meadows Walk SE  
Calgary, Alberta**

**MLS # A2201142**



**\$485,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 342
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this perfectly maintained END UNIT townhouse in a PRIME location in Auburn Bay! You are literally just a 5 min walk to the LAKE and so many of the areas other amenities! (Hospital, transit, YMCA, walking and bike paths, restaurants, pubs, shopping and SO MUCH MORE!) As you enter this beautiful home you are greeted with a wide open floor plan featuring a HUGE living room with an electric fireplace, storage and plenty of windows to let in the natural sunlight! Through to the kitchen you will love all the cabinets, storage space, quartz countertops with a large island, tiled backsplash and a pantry! Beside the kitchen is a dining area that also leads out to the balcony with loads of windows. Down the hallway you will find the large laundry room with lots of storage, a full bathroom and 2 bedrooms and the primary has a full 3 pc. ensuite bathroom AND a walk in closet! That completes the main floor and if you head downstairs you have lots of storage space and access to the attached double garage. Other amazing features include Central A/C, a huge patio with plenty of room for ALL your furniture and a BBQ and smoker and all of this is located close to multiple visitor parking stalls and a super easy walk to Auburn Station (right across the street!) This one will impress, come and have a look today! :)