

\$444,800 - 412, 500 Auburn Meadows Common Se, Calgary

MLS® #A2113787

\$444,800

2 Bedroom, 2.00 Bathroom, 911 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

CONDITIONALLY SOLD AND AWAITING DEPOSIT, This one's a showstopper! Be quick to view this truly stunning top floor executive corner suite with \$30,000 in dazzling upgrades and another \$3,500 in custom window treatments. The perfect blend of comfort and luxury, this utterly pristine, quiet suite was built by award winning builder Logel Homes in 2022. Barely lived in (single owner travels for work), this unit presents as new as it was on move-in day with not a scratch or mark to be found. Contemporary premium plank vinyl adorns both the bedrooms and main living area. Extra large dual pane low e windows and sliding doors to the huge South facing covered balcony (with gas line for BBQ) allows for sundrenched warmth throughout the day. Air conditioning is installed for year-round comfort and this unit also features individual make-up air system which ensures you enjoy a constant supply of fresh air. The kitchen is unbelievably beautiful with its upgraded quartz waterfall island (seats 4+), quartz countertops, glass pendant globe lighting, high-end stainless-steel appliances, under-cabinet lighting and beautiful herringbone patterned backsplash. Abundant white cabinetry with many pot drawers (solid wood dovetail constructed) and cabinets, all soft close. Fridge has French doors dispensing ice and water and two large freezer drawers. Wall oven with built-in microwave above looks like



itâ€™s never been used! Fabulous cooktop with bridge element and fitted griddle attachment lies nestled beneath an industrial style hood fan with soft touch controls. Upgraded three-rack dishwasher is stainless steel inside and out while the Blanco stainless-steel double sinks boast a tall Moen shower head sprayer and matching dish drain rack. Lovely primary suite with walkthrough (customizable closet systems) leads through to a gleaming 4-piece ensuite with glass slider shower doors, linen storage, and quartz vanity with double undermount sinks. The equally beautiful main bath opens to the main living area and to the secondary bedroom (or large office) creating a second ensuite for visiting guests or a roommate. Thereâ€™s an ample coat closet and the in-suite laundry comes supplied with stainless steel shelving units. Rounding out this fine package: Front door is fitted with â€œAugustâ€• app allowing for controlled access by friends or neighbours tucking deliveries inside your door and out of the hall, secure fob building entrance, double tandem parking and separate storage in the heated parkade. Enjoy exclusive access to sandy beaches, play equipment, splash park, fishing, marina, outdoor fitness, skating, tennis & rinks. Outdoor enthusiasts will love the many parks and walking paths. Short walk to shops, services, and major grocery stores. Click the media link for the virtual tour. Scroll to pan around each room. Welcome Home to Auburn Bay and your new lake lifestyle. We canâ€™t wait to show you around!

Built in 2022

Essential Information

MLS® #	A2113787
Price	\$444,800
Sold Price	\$444,800

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	412, 500 Auburn Meadows Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 3P5

Amenities

Amenities	Elevator(s)
Parking Spaces	2
Parking	Parkade, Tandem, Titled, Underground

Interior

Interior Features	Closet Organizers, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, ENERGY STAR Qualified Appliances, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame

Additional Information

Date Listed	March 11th, 2024
Date Sold	March 28th, 2024
Days on Market	17
Zoning	M-2 d210
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office Royal LePage Benchmark

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