

**RE/MAX**  
GRANDE PRAIRIE



780-978-5674  
joshuaboyne@hotmail.com

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

**MLS # A2276593**

**\$374,900**



<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	919 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 221
<b>Basement:</b>	None	<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>	Granite Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Fantastic and well-maintained 2-bedroom, 1-bathroom townhouse with an attached single garage, offering a functional layout and move-in-ready condition. The kitchen features a central island with granite countertops, espresso cabinetry, stainless steel appliances, a pantry, and a dedicated dining area. The bright living room is filled with WEST-facing natural light from a wall of windows and provides access to a private deck with a gas BBQ hookup. Down the hall is a 4-piece bathroom with in-suite laundry, a spacious primary bedroom with a walk-in closet, and a second bedroom ideal for children, guests, or a home office. Located in the highly desirable Auburn Bay, a four-season lake community, this home offers lake access and excellent proximity to amenities including multiple shopping plazas, South Health Campus Hospital, the largest YMCA in Calgary, VIP Cineplex Theatre, and nearby dog parks. An excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance lifestyle in a prime SE location.