



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**107, 130 Auburn Meadows View SE**  
**Calgary, Alberta**

**MLS # A2230023**



**\$380,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	793 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** Attached shelving in living room and bathrooms, Privacy leaf walls on patio

WOW! Welcome to this GORGEOUS 2 bed/2 bath unit in a PRIME location in Auburn Bay! From the moment you step inside you will be impressed with the upgrades, the finishings and the impeccable condition of this home! Original owner and they spent over \$20,000 in upgrades when they purchased the unit. The kitchen is AMAZING and features stainless steel appliances, subway tiled backsplash, hood fan, electric cooktop, built in wall oven, upgraded lights, brand new quartz countertops, huge island, and a built in microwave. Luxury vinyl plank flooring runs throughout most of the unit (tile in the bathroom and laundry room), good sized dining area and living room and there is access to the HUGE private patio AND there are stairs from the patio to the street which only a few units in this building have (BONUS!) As you make your way to the primary bedroom you will love the space, the walkthrough closet and the dual sinks in the 5 pc. ensuite bathroom that also has a great built in linen closet. The 2nd bedroom is on the other side of the home and is right beside the 2nd full bathroom as well for convenience. Other awesome features here are the 9' ceilings, loads of upgrades, titled underground parking (stall 144), extra storage (locker # 107), access to the YEAR ROUND lake, a TON of amenities within walking distance and then there is the YMCA, the hospital, parks, playgrounds, schools, public transit, restaurants and pubs and SO MUCH MORE! This home can't be missed, please come and check it out and start making plans to get into this AMAZING home that you will fall in love with!