

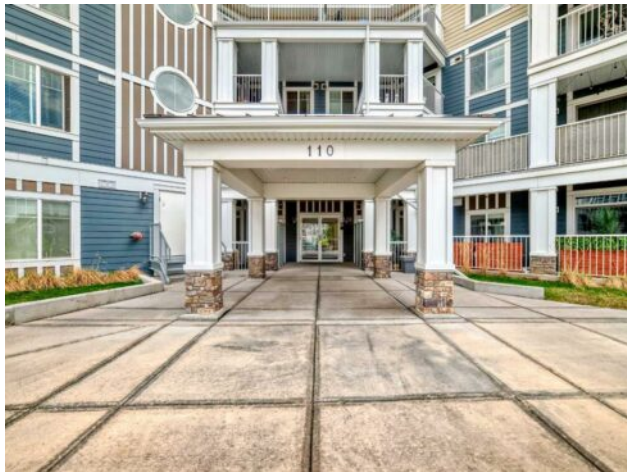


GRASSROOTS
REALTY GROUP

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110, 110 Auburn Meadows View SE
Calgary, Alberta

MLS # A2214688



\$309,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	529 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Outside, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 289
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: None

Experience stylish and convenient living in the vibrant lake community of Auburn Bay! This beautifully maintained 2-bedroom, 1-bathroom main floor unit features an open concept plan with a soaring 9-ft ceiling and huge, glass patio doors for a bright and airy feeling. This home offers a separate, direct access through its impressive 21-ft long covered walk-out patio, making coming and going a breeze, with a terrific option to park in front of the unit for easier access. With thoughtful design, enjoy a modern space that still looks and feels brand new with its elegant quartz countertops, immaculate white kitchen cabinetry, sleek stainless steel appliances and upgraded bedroom carpet. Enjoy the convenience of in-suite laundry and garbage disposal in the underground parkade. The window roller shades in the bedroom and patio doors are in place to manage brightness and for utmost privacy. Just steps away from public transit and the Auburn Station Shopping Centre where you can find Co-op Store (grocery, pharmacy, gas, and liquor), bar and restaurants, dental, veterinary clinics, spa, nail and hair salon and other retail spots and services. Located near schools, parks, and the Auburn Bay lake, this home ensures a perfect balance of relaxation and accessibility. With a titled, outside parking stall and underground storage locker, you'll have the space you need, while low condo fees covering water and heat add to the ease of ownership. Whether you're looking for a starter home or a smart investment, this unit is a rare find in one of Calgary's most sought-after communities! Don't miss the opportunity to make it yours!