



GRASSROOTS
REALTY GROUP

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402, 110 Auburn Meadows View SE
Calgary, Alberta

MLS # A2227309



\$419,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	902 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Metal	Condo Fee:	\$ 482
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: Ceiling fans, garage door remote

Welcome to the desirable community of Auburn Bay!!! Inside this impeccably maintained 2 bedroom unit, offers a layout that feels generous from the moment you step in. 9" ceilings!!!! The oversized front entry gives you room to move, and the open concept living, dining and kitchen area flows easily for everyday life and casual hosting. This gorgeous unit has been immaculately kept and is move in ready! The kitchen is full of thoughtful upgrades: 41" upper cabinets with crown molding, quartz countertops, a garburator, under counter lighting and extra pot drawers in the island. There's even a Lazy Susan to make the corner space practical- small touches that make a big difference. Stainless steel appliances come upgraded and ready to go. Both bathrooms have tiled flooring and under-mount sinks, the ensuite boasts a banjo countertop and includes a walk in shower with tile to the ceiling. The large walk in closet comes complete with a built in organizer system. Throughout the unit open floor plan you will find luxury vinyl plank flooring, bedrooms are carpet and bathrooms and laundry are tile. Wide PVC blinds and the roller shades on the patio doors to keep things clean and streamlined. From your private 21" deck, you can enjoy west-facing sunsets and a clear view of the Rockies while dinner sizzles on the BBQ- the gas line is already hooked up. Or walk over to Auburn Bay Lake for a swim, skate, or just a quiet moment by the water- it's yours year round to enjoy! Titled underground parking and a secure storage locker (right in front of your stall) are included. You're just 30 minutes from downtown or the airport with quick access to Deerfoot and Stoney. Just minutes from South Health Campus Hospital, walking distance to shopping and your favorite restaurants!! If you're searching for something that feels easy, elevated and move in

ready, a first time buyer, investor or retired call your favorite realtor today and book your private viewing!