



GRASSROOTS
REALTY GROUP

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206, 100 Auburn Meadows Manor SE
Calgary, Alberta

MLS # A2241893



\$289,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	613 sq.ft.	Age:	2020 (5 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 341
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this over 600 square foot condo located in one of the newest developments in Auburn Bay that features numerous amenities just steps away! This freshly painted 1 bedroom + den, 1 bathroom unit is located in a quiet building and offers the perfect opportunity for first-time buyers or investors. An open-concept layout with 9-foot ceilings greets you as you enter the home and resilient laminate flooring flows throughout the unit. The spacious kitchen features quartz countertops, stainless steel appliances, ample storage space, and a large peninsula with a breakfast bar for additional seating space. The kitchen overlooks the living and dining areas - making this the perfect space for entertaining friends and family. The bedroom offers a double closet and large windows that allow plenty of natural light into the space and is located across from the 3-piece bathroom with a walk-in shower. The additional den space offers a great flex area that can be used as an office to work from home or TV room. The large balcony offers a great space to enjoy the warmer summer months and has plenty of room for a barbeque and patio furniture. Completing this property is in-unit laundry for your convenience, a separate and secure storage locker, and a titled parking space. Situated within the desirable Regatta at Auburn Bay development, this property features the perfect walkable location and is only a short walk to Co-op, restaurants, and cafes, and a quick drive to the Seton YMCA and South Health Campus. Enjoy exclusive year-round access to swimming, kayaking, paddleboarding, tennis courts, skating, and all that the Auburn House has to offer. Daily commuting and access around the city is easy with quick access to Deerfoot and Stoney Trail. Don't miss out on this opportunity to own a like-new condo in Calgary's most sought-after lake community!

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