

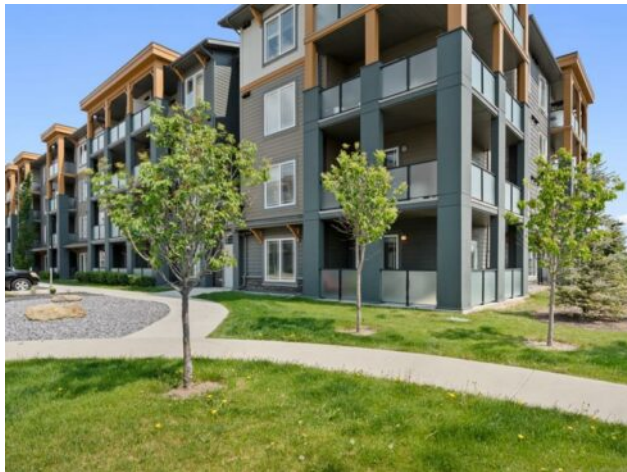


GRASSROOTS
REALTY GROUP

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111, 100 Auburn Meadows Manor SE
Calgary, Alberta

MLS # A2241910



\$339,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	856 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 478
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Open House, Sun. July 27, 1-3pm This unique and spacious CORNER unit located in a highly sought after LAKE community offers an exceptional floor plan with only one neighbouring unit & PET FRIENDLY- perfect for those seeking extra space with minimal maintenance. Ideally suited for professionals or empty nesters, this unit is just minutes from the South Health Campus, as well as shopping, dining, and major transit routes, offering unmatched convenience. Step inside through the welcoming foyer into a beautifully designed kitchen featuring a massive island, quartz counters, abundant cabinetry, and modern stainless steel appliances. The open layout allows for seamless movement and is thoughtfully designed to accommodate those with mobility considerations, including wheelchair access. Natural light floods the unit through large windows, creating a bright and inviting atmosphere. Stay comfortable year round with AIR CONDITIONING and enjoy stylish laminate flooring throughout, cozy carpet in the bedroom, and durable tile in the bathrooms. The generously sized bedroom features two closets, including a convenient walk through closet leading to the spacious ensuite bathroom. The unit is privately situated, not facing busy roads or parking lots, offering a peaceful setting with plenty of street parking for guests. Enjoy a wrap around balcony perfect for relaxing or entertaining, along with titled UNDERGROUND parking and a separate STORAGE locker. This pet friendly complex (with board approval) welcomes your furry companions- no weight restrictions for main floor. As part of a lake access community, you'll love the year round opportunities for swimming, skating, and other seasonal activities. This rare floor plan is an ideal find for anyone looking to enjoy the benefits of a well designed, low maintenance lifestyle in a vibrant, amenity rich

location. Check out the virtual tour!