



**GRASSROOTS**  
REALTY GROUP

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**110, 110 Auburn Meadows View SE**  
**Calgary, Alberta**

**MLS # A2241922**



**\$275,000**

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

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

<b>Inclusions:</b>	na
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Welcome to Auburn Bay, where lake living meets modern comfort! This stunning 2 bedroom, 1 bathroom pet-friendly condo with stall parking and additional storage offers a wealth of incredible features. Boasting 9-foot ceilings and vinyl plank flooring, creating a spacious and inviting atmosphere. The heart of this home is a generously appointed kitchen with white cabinetry, quartz countertops, ample cabinet and counter space, and stainless steel appliances—ideal for crafting culinary delights. Step outside to an oversized enclosed patio, complete with a BBQ gas line, where you can enjoy year-round BBQ-ing. The primary bedroom features a large window. The second bedroom is flexible and can suit your needs, serving as a bedroom or a practical home office, adapting to your lifestyle. Additionally, a 4-piece bathroom with a deep soaker tub and in-suite laundry complete this unit, offering both convenience and comfort. This pet-friendly condo with low condo fees, including all utilities except electricity, offers stall parking, an additional storage locker. Close to shopping, dining, schools, parks, major roadways and public transportation. Don't miss this opportunity to call Auburn Bay your home—a place where contemporary comfort, family-friendly community and lakeside living blend seamlessly. Book your showing today!