



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**309, 100 Auburn Meadows Manor SE**  
**Calgary, Alberta**

**MLS # A2247274**



**\$284,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Auburn Bay                         |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 499 sq.ft.                         | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall                              |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 281 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                            | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Pantry, Vinyl Windows |                   |        |

**Inclusions:** N/A

Lake Living in Auburn Bay! Step into this beautifully maintained one-bedroom condo on the 3rd floor &mdash; the perfect choice for first-time buyers or savvy investors. Bathed in natural light from its east-facing windows, the open-concept living and kitchen area creates a bright and inviting atmosphere. The kitchen is a true highlight, featuring ceiling-height soft-close white cabinetry, a sleek quartz island, stainless steel appliances, and a full tile backsplash. The spacious bedroom offers a walk-through closet leading directly to a stylish 4-piece ensuite with a walk-in shower and modern vanity. You&rsquo;ll also enjoy the convenience of in-suite laundry with a stacked washer and dryer. Step outside to your large private patio with a BBQ gas hookup &mdash; perfect for morning coffee or summer evenings. Additional features include 9-foot ceilings and a separate storage locker for all your extras. Located in an unbeatable spot, you&rsquo;re just steps from Co-Op grocery, the South Health Campus, Auburn Bay Lake, schools, parks, and the dog park. Don&rsquo;t miss this opportunity to enjoy lake community living with every amenity at your doorstep!