



GRASSROOTS
REALTY GROUP

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**108, 100 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2266043



\$389,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	See Remarks, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 416
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: Contact Agent

Experience the perfect blend of style, comfort, and convenience in this beautifully designed 2-bedroom, 2-bathroom ground-floor condo in Auburn Bay. Once a Logel Homes show suite, this home still feels brand new and offers a private walkout entrance directly to ground level—a rare feature that’s perfect for pet owners or anyone who loves easy, everyday access. Flooded with natural light, the spacious west-facing patio includes a gas line for your BBQ, making it ideal for outdoor dining and entertaining. Inside, the open-concept layout showcases thoughtful upgrades, including waterfall-edge quartz countertops on the kitchen island, full-height cabinetry with under-cabinet lighting, a built-in wall oven and microwave, electric cooktop, and luxury vinyl plank flooring throughout. The primary suite features a spa-inspired ensuite with dual sinks, a fully tiled shower, and a custom walk-through closet with built-ins. A second bedroom and full bath provide flexible space for guests or a home office. Enjoy year-round comfort with central A/C, titled underground parking, and a secure storage locker. Pets are welcome with no size or breed restrictions, and low condo fees include heat, water, and maintenance. Located in Calgary’s sought-after lake community, residents enjoy access to Auburn Bay’s private beach, clubhouse, and pathways—just minutes from shopping, restaurants, the South Health Campus, and the Brookfield YMCA. This is stylish, low-maintenance living at its finest—this is a must see!