



**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!