



GRASSROOTS
REALTY GROUP

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#305, 150 Auburn Meadows Manor SE
Calgary, Alberta

MLS # A2266411



\$399,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 458
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this stunning and impeccably designed 2-bedroom, 2-bathroom condo in the heart of Auburn Bay — where modern elegance meets effortless comfort. Offering 832 sq. ft. of beautifully crafted living space, this sun-filled home features an open-concept layout with large windows and a west-facing balcony capturing breathtaking Rocky Mountain views. The gourmet kitchen boasts sleek quartz countertops, contemporary cabinetry, and abundant storage, perfect for the inspired home chef. The spacious primary suite includes a luxurious walk-in closet with built-in organizers and a private ensuite, while the second bedroom offers versatility for guests or a stylish home office. Enjoy the convenience of in-suite laundry, year-round comfort with air conditioning, and secure titled underground parking. As part of the vibrant Auburn Bay community, residents enjoy exclusive lake access with year-round activities such as swimming, paddleboarding, fishing, and skating, plus first-class amenities including recreation centres, tennis courts, a fitness facility, and more. Ideally located close to premier shopping, dining, schools, and parks — this extraordinary home offers the perfect blend of lifestyle, luxury, and location.