



GRASSROOTS
REALTY GROUP

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210, 100 Auburn Meadows Manor SE
Calgary, Alberta

MLS # A2274310



\$350,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	947 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

CORNER UNIT | 2 BEDROOMS | 2 FULL BATHS | WRAP-AROUND BALCONY | FULLY UPGRADED | UNDERGROUND HEATED PARKING & STORAGE LOCKER! Welcome to this fantastic and spacious 947 sq ft Corner Unit in the highly desirable, lake-access community of Auburn Bay! Featuring one of the largest floor plans in the complex, this bright and modern home offers 2 bedrooms, 2 full bathrooms, and a stunning wrap-around balcony. Step inside to 9 ft ceilings and an open-concept layout filled with natural light thanks to the many large windows complete with custom blinds. The fully upgraded kitchen features white soft-close cabinetry, quartz countertops, stainless steel appliances, and a functional layout ideal for cooking and entertaining. The spacious living room flows seamlessly into the dining area, providing the perfect setting for gatherings with family and friends. The well-designed split-bedroom layout places the bedrooms on opposite sides of the home for maximum privacy. The primary suite offers his & hers closets and a stylish 3-piece ensuite with quartz counters. The second bedroom is generously sized and conveniently located next to the 4-piece main bathroom. In-suite laundry adds everyday convenience. Enjoy your morning coffee or host summer BBQs on the sunny wrap-around balcony, one of the standout features of this home! This unit includes a heated underground parking stall and a secure storage locker. The pet-friendly complex also offers a convenient dog wash station on site. Located in the heart of Auburn Bay, you'll enjoy lake access, nearby parks, schools, pathways, shopping, restaurants, transit, the YMCA, VIP Cineplex theatres, and the South Health Campus, all just minutes away. Quick access to Stoney and Deerfoot Trails ensures effortless commuting across the city. This exceptional corner unit

offers style, comfort, and an unbeatable location. The perfect place to call home!