



**GRASSROOTS**  
REALTY GROUP

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111, 25 Auburn Meadows Avenue SE  
Calgary, Alberta

MLS # A2277222



**\$378,999**

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	877 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Heated Garage, Owned, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	N/A		

2 UNDERGROUND TITLED PARKING STALLS (WORTH APPROX. \$50,000!) + ASSIGNED STORAGE LOCKER + MASSIVE WRAPAROUND BALCONY! Welcome to 25 AUBURN MEADOWS AVE SE #111, the MOST KID-FRIENDLY CONDO in the building, perfectly located in the sought-after LAKE COMMUNITY of AUBURN BAY. Enjoy a BRIGHT OPEN FLOOR PLAN with LARGE WINDOWS and MODERN FINISHES that make everyday living and entertaining effortless. The CHEF'S KITCHEN showcases FULL-HEIGHT CABINETRY, QUARTZ COUNTERTOPS AND STAINLESS STEEL APPLIANCES. Step outside to one of the BIGGEST WRAPAROUND BALCONIES in the complex, ideal for SAFE PLAY SPACE, MORNING COFFEE, or EVENING BBQs. This ground-floor unit offers EASY ACCESS for STROLLERS, BIKES, and GROCERIES, plus a PRIME LOCATION just steps to the LAKE, BEACHES, PARKS, SCHOOLS, PATHWAYS, SHOPPING, and RESTAURANTS. Move-in ready and LOADED WITH EXTRAS, this home delivers STYLE, SPACE, and CONVENIENCE. BOOK YOUR SHOWING TODAY!