



**113, 100 Auburn Meadows Manor SE  
Calgary, Alberta**

**MLS # A2289141**



**\$379,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	824 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 458
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Quartz Counters, Storage		

**Inclusions:** Garage door opener, wood floor tiles on balcony

Welcome to The Regatta at Auburn Bay, perfectly located in one of Calgary's most sought-after lake communities, with shops, cafes, pubs, groceries, and lake access all just steps from your door. This ground-level, 2-bedroom, 2-bathroom condominium offers the ultimate convenience—no stairs or elevators to navigate—and is fully turn-key and move-in ready. Built in 2020, and featuring boho-accentuated design, it's one of the warmest and most thoughtfully designed homes in the building. At the heart of the home is the large, stunning kitchen, designed to impress. Quartz countertops, a classic subway tile backsplash, and a full Whirlpool stainless steel appliance package—including a convection oven and fridge with ice and water dispenser—create a space that's both timeless and functional. The oversized island with breakfast bar is ideal for everyday living and entertaining, complete with a NEW Silgranit sink and touchless faucet (2025). FRESHLY painted in 2025 and featuring two walls with NEW wood slat acoustic panels (2026), NEW vinyl plank flooring (2025) flows throughout the unit and leads to one of two spacious primary bedrooms. The primary retreat features a walk-in closet and a spa-inspired ensuite with a double quartz vanity and an upgraded glass-enclosed stand-up shower, offering a clean, modern feel you'll appreciate daily. Step outside to the large balcony with molded tile floors, perfect for morning coffee or relaxing evenings. Enjoy year-round comfort with central air conditioning, stacked in-unit laundry, heated titled underground parking (stall #113), a titled storage locker, and convenient bicycle storage. One pet of any weight is permitted on this ground level home (with board approval). This unbeatable Auburn Bay location puts everything within walking distance while offering the lifestyle bonus of

lake access&mdash;a rare and highly desirable feature.