



GRASSROOTS
REALTY GROUP

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**114, 300 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2297865



\$399,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	964 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, Kitchen Island, Stone Counters		

Inclusions: None

Welcome to one of Calgary's most sought-after lake communities Auburn Bay, where lifestyle and convenience come together beautifully. This exceptional ground-floor, corner-unit condo offers the perfect blend of comfort, style, and accessibility. Featuring 2 bedrooms, 2 bathrooms, and an expansive 'private patio, this home is ideal for enjoying indoor-outdoor living, whether you have a four-legged companion or simply love extra outdoor space. Step inside and experience modern, high-quality finishes throughout, including luxury vinyl plank flooring, high ceilings, and an abundance of natural light from the many windows. The thoughtfully designed kitchen is a true standout, complete with a large central island, quartz countertops, stainless steel appliances, wall oven, built-in microwave, and sleek cabinetry, perfect for both everyday living and entertaining. The bright and inviting living area seamlessly connects to your private patio, while the spacious primary suite features a walk-in closet and a beautifully appointed ensuite with double sinks and an oversized glass and tile shower. A well-sized second bedroom and full bathroom offer flexibility for guests, a home office, or additional living space. This nearly-new (2020) unit also includes in-suite laundry, TWO underground parking stalls (tandem), and a separate storage locker, offers exceptional value and convenience rarely found in condo living. Additional amenity includes a secure bike storage. Located just steps from walking paths, parks, shopping, dining, and Auburn Bay's exclusive lake access, you'll enjoy year-round activities including swimming, boating, fishing, and skating. Plus, you're only minutes from Seton's YMCA, South Health Campus, and an array of amenities. Whether you're a first-time buyer, downsizer, or investor, this is an incredible

opportunity to own in one of Calgary's premier lake communities. Book your private showing today and experience the Auburn Bay lifestyle for yourself.