



**405, 100 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2149288



\$299,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	549 sq.ft.	Age:	2018 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 230
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2 d210
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Washer/Dryer, Electric Stove, Refrigerator, Dishwasher, Microwave Hood Fan

Welcome to your dream home! This stunning condo features extra-large double pane windows and 8-foot-wide patio doors, providing panoramic views and an abundance of natural light. The modern kitchen is equipped with stainless steel appliances, including a counter-depth fridge, smooth top stove, dishwasher, and an over-the-range microwave hood fan. With 9-foot ceilings, the home feels spacious and bright, creating an inviting atmosphere. The fresh-air intake system allows for advanced temperature control, better indoor air quality, and improved airflow. The kitchen boasts soft-close doors and drawers, spacious cabinets, and a pantry, offering plenty of space to prepare, dine, and entertain. Enjoy the elegance of quartz countertops, luxury vinyl plank flooring, and ceramic tile. Premium sound attenuation ensures your privacy by reducing sound transmission between suites. This condo is perfect for people working from home, young families who enjoy four-season community lake activities, young professionals, seniors (senior-friendly con apartment), and individuals with small pets (upon condo board approval). Easy access to Stoney Trail and Deerfoot, 4 Season Lake Community, 5 minutes away from South Health Campus and YMCA Seton. A few steps away from the commercial areas of Auburn Bay and Mahogany Communities. Don't miss out on this exceptional opportunity to live in a vibrant community with all the amenities you need!