



GRASSROOTS
REALTY GROUP

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302, 110 Auburn Meadows View SE
Calgary, Alberta

MLS # A2206240



\$393,500

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	896 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 482
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage		
Inclusions:	Bedroom TV & Mount		

Welcome to this fabulous two-bed 2-bath condo nestled in the highly desirable community of Auburn Bay. This air-conditioned corner unit features an inviting open-concept floor plan, with extra windows to give you both north and west exposure, and mountain views. The kitchen boasts ample cabinet space, stainless-steel appliances, granite countertops, and a large island with eating bar. The spacious living room provides the perfect setting for relaxation and entertainment, with windows on 2 sides, vinyl plank flooring, and it conveniently opens to a 21 foot long covered deck with BBQ gas line—an ideal spot to unwind and enjoy the outdoors. This home has two generous sized bedrooms, with the primary having a walk-in closet and 3-piece ensuite. The owner has also invested significantly to make the primary bedroom and ensuite accessible for individuals with disabilities or wheelchair needs, while maintaining full functionality for those without these requirements. Additionally, there's a 2nd 4-piece bath and in-suite laundry for your convenience. This home includes a titled underground parking stall with a storage locker directly in front and there is also plenty of visitor parking for guests. You'll appreciate the proximity to various amenities, including restaurants, grocery stores, pubs, shopping, parks, playgrounds, schools, transit all within a very short walk and just a few minutes to the lake. Whether you're a downsizer, first-time homebuyer or a savvy investor, this property offers great value. Call today to book your private viewing today! Builder size including the balcony-1078 sq ft