



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**401, 110 Auburn Meadows View SE**  
**Calgary, Alberta**

**MLS # A2212315**



**\$374,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 462
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to Unit 401 at 110 Auburn Meadows View SE — a top-floor gem offering stunning mountain views, lake access, and an exceptional lifestyle in Auburn Bay. This bright and stylish two-bedroom, two-bathroom condo features an open-concept layout with upscale finishes throughout, including quartz countertops, rich laminate flooring, stainless steel appliances, and convenient in-suite laundry. The kitchen is beautifully appointed with dark cabinetry, sleek quartz counters, a spacious pantry, and a full stainless appliance package. The living and dining areas provide ample space to entertain or relax, all bathed in natural light. The primary bedroom includes a walk-in closet and a private 3-piece ensuite, while the second bedroom is conveniently located next to a 4-piece bath. A versatile den makes the perfect home office or tech nook. Enjoy access to Auburn Bay Lake — perfect for beach days, swimming, and year-round activities. Plus, you're just a short walk to all the amenities of Auburn Bay and Mahogany, including restaurants, grocery stores, and boutique shops. Heated underground parking and an assigned storage unit complete the package. Don't miss your chance to live in one of Calgary's most sought-after lake communities — book your private showing today!