



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**150 AUBURN MEADOWS Manor #408, Calgary T3M 2S6**

MLS®#: **A2161437** Area: **Auburn Bay** Listing Date: **09/12/24** List Price: **\$409,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **867**  
 Low Sqft:  
 Ttl Sqft: **867**

DOM

**7**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned,Parkade,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Wood Frame**  
 Heating: **Boiler,Hot Water** Flooring: **Carpet,Laminate,Tile**  
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Elevator,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 9`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`6" x 11`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`6" x 3`6"</b>	<b>Balcony</b>	<b>Main</b>	<b>20`0" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 11`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 9`6"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 5`0"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$487

Fee Simple

M-2

Fee Freq:  
Monthly

Legal Desc: 1711282

Remarks

Pub Rmks: **Pristine 2-bedroom, 2-bathroom top-floor corner unit in the highly sought after Auburn Bay Lake Community. This home is a rare find, offering unparalleled mountain views, plus added privacy and tranquility of not looking directly into another condo. South east facing wrap around balcony extends the shoulder seasons for outdoor enjoyment while the recently installed central air keeps you comfortable all summer. From the moment you step inside, you'll be captivated by the high 9ft ceilings, abundant natural light that floods the space creating a bright, airy ambiance inviting you to relax and unwind. Open-concept layout is spacious enough to accommodate a dining room table, and is perfect for entertaining. The kitchen is a chef's delight, with gleaming white cabinets, stainless steel appliances, stone countertops, herringbone backsplash, and a spacious island that's perfect for meal prep and casual dining. The primary bedroom is a serene retreat, complete with a walk-in closet, easily accessible shower in en-suite bathroom, perfect for those looking to downsize plus a second spacious closet. The second bedroom also enjoys spectacular views, and is situated on the opposite side of the unit giving the primary bedroom additional privacy. In-suite laundry and a full second bathroom with bathtub makes this floor plan ideal for guests and/or family. Enjoy the convenience of titled parking, titled storage space in the underground heated garage while the building's contemporary design enhances the overall appeal. Living in Auburn Bay means embracing an active lifestyle with year-round access to a wide range of activities at the lake and clubhouse including swimming, fishing, paddleboarding, skating, tennis, disc golf, adult/youth programs and a gymnasium. With this prime location, you can walk 1 block to access local amenities for everyday essentials/fitness in Auburn Station while being 5 mins to the comprehensive offerings in Seton's Gateway Retail District, where you will find everything from restaurants, fashion retailers, Superstore, Cineplex Cinemas with VIP - full recliners, South Health Campus, YMCA, public library! Easy access to schools, public transit, and major transportation routes such as 52nd Street, Stoney Trail, and Deerfoot Trail. Auburn off Leash dog park is a short drive way. Don't miss this opportunity to own a piece of this vibrant, lake community. Schedule your viewing today and make this stunning home yours.**

Inclusions: **Air Conditioning Unit**  
Property Listed By: **RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











