



THE
A-TEAM

**RE/MAX
FIRST**

100 AUBURN MEADOWS Manor #316, Calgary T3M 3H2

MLS® #: **A2161763**

Area: **Auburn Bay**

Listing Date: **09/06/24**

List Price: **\$394,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2020**

Finished Floor Area

Abv Sqft: **826**

Low Sqft:

Ttl Sqft: **826**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

12

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Parkade,Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Hot Water**

Sewer:

Ext Feat: **Balcony**

Construction:

Composite Siding,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**

Int Feat: **High Ceilings,Stone Counters**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom	Main	12`5" x 10`7"
Kitchen	Main	6`3" x 15`5"
Bedroom - Primary	Main	10`8" x 10`9"

Room	Level	Dimensions
4pc Ensuite bath	Main	
Foyer	Main	12`5" x 6`2"
Living Room	Main	16`5" x 14`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$458

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 2011239

Remarks

Pub Rmks: **Welcome to an exquisite 2-bedroom, 2-bathroom condo situated in the prestigious lake community of Auburn Bay! Perched on the serene 3rd floor, this impeccably maintained residence offers a tranquil escape, far removed from the hum of traffic, and has been freshly painted to create a bright and inviting atmosphere. The open-concept layout is accentuated by soaring 9-foot ceilings and elegant, high-end laminate flooring, providing a refined alternative to traditional carpeting. The kitchen is a culinary masterpiece, boasting sleek stone countertops, ample cabinetry, an elegant backsplash, and premium stainless steel appliances that exude sophistication. The master suite serves as a private sanctuary, featuring a generous closet and a lavish 4-piece ensuite complete with dual "his and hers" sinks for added convenience. The second bedroom is equally spacious, perfect for guests or a home office. Designed for future comfort, the unit is roughed-in for A/C installation, and comes with a dedicated parking stall in the secure, heated underground parkade, along with a separate storage locker. Living in Auburn Bay offers a wealth of recreational amenities, from sun-soaked days at the sandy beach to fishing in the lake's abundant waters. Bring your boat and a picnic lunch and make a day of it! Winter brings ice skating, ice fishing, cross-country skiing, and snowshoeing. The community also offers regular events for the whole family! Nearby conveniences include Sobeys, The Banquet Bar & Restaurant, as well as a number of variety of shops, pubs, and entertainment options. Proximity to transit, South Health Campus, the YMCA, movie theaters, parks, playgrounds, an off-leash dog park, schools, and of course, the lake, make this residence the perfect fusion of urban convenience and community charm. Seize this rare opportunity—schedule your private viewing today before it's too late!**

Inclusions: n/a
Property Listed By: RE/MAX First

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







