



THE
A-TEAM

**RE/MAX
FIRST**

100 AUBURN MEADOWS Common #104, Calgary T3M2X7

MLS® #: **A2177806** Area: **Auburn Bay** Listing Date: **11/06/24** List Price: **\$299,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2018**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **500**
 Low Sqft:
 Ttl Sqft: **500**

DOM

45
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete, Vinyl Siding, Wood Frame**
 Flooring: **Ceramic Tile, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`10" x 4`4"
Laundry	Main	2`4" x 5`7"
Living Room	Main	9`3" x 14`11"

Room	Level	Dimensions
3pc Bathroom	Main	8`10" x 4`11"
Bedroom - Primary	Main	8`10" x 10`0"
Kitchen	Main	5`9" x 16`11"

Legal/Tax/Financial

Condo Fee: **\$230** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Legal Desc:

1810865

Monthly

Remarks

Pub Rmks: **Great Location and Low Condo Fees! Welcome to luxury living in Auburn Bay, with full access to year round community lake activities. This like Brand New , former Show Unit has been built with numerous upgrades worth over 30K. Every detail caters to comfort and style, featuring contemporary kitchen equipped with high-gloss cabinets, quartz counters and stainless steel appliances. The living space seamlessly flows from the kitchen to a private balcony, perfect for outdoor relaxation and features a BBQ hookup for your summer grilling needs. The generously sized bedroom highlighted with beautifully designed, mirrored feature wall and bedside pendant lights. The full bathroom complete with full tiled shower, full tiled vanity backsplash and floating cabinet with built in lights. Additional features include In-suite laundry, air conditioning and titled parking conveniently located near the main entrance and assigned storage. Located in Auburn Bay, residents enjoy exclusive access to a private lake, sandy beach, tennis courts, parks, playgrounds, and scenic walking paths. With easy access to major roadways, top-rated schools, shopping, dining, and recreational facilities YMCA, everything you desire is within reach. Book your private showing today**

Inclusions:

N/A

Property Listed By:

Greater Calgary Real Estate

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









