



THE
A-TEAM

**RE/MAX
FIRST**

300 AUBURN MEADOWS Manor #111, Calgary T3M 2Y3

MLS®#: **A2180356**

Area: **Auburn Bay**

Listing Date: **11/21/24**

List Price: **\$380,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **838**
Low Sqft:
Ttl Sqft: **838**

DOM

30
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`0" x 10`4"	Dining Room	Main	9`11" x 7`8"
Kitchen	Main	11`2" x 10`11"	Bedroom	Main	10`8" x 10`8"
4pc Ensuite bath	Main	10`9" x 4`10"	Bedroom	Main	10`7" x 10`1"
4pc Bathroom	Main	8`0" x 4`11"	Laundry	Main	4`10" x 4`11"
Walk-In Closet	Main	7`2" x 3`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$458

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1811076

Remarks

Pub Rmks: **Welcome to this stunning 2-bedroom, 2-bathroom condo with underground parking and additional storage in beautiful Auburn Bay. As you step inside, beautiful interior unfolds, boasting 9-foot ceilings and vinyl plank flooring, creating a spacious and inviting atmosphere. The heart of this home is a generously appointed kitchen with white cabinetry, quartz countertops, a large island providing ample cabinet and counter space, and Whirlpool stainless steel appliances—ideal for crafting culinary delights. The open concept floorplan effortlessly connects the dining and living areas, creating an inviting space perfect for both gatherings and entertaining friends. Step outside to an oversized enclosed patio, complete with a BBQ gas line, where you can enjoy year-round BBQ-ing. The primary bedroom features a large window, a convenient walkthrough closet and an ensuite bathroom with double vanity sinks and a walk-in shower. The second bedroom is flexible and can suit your needs, serving as a bedroom or a practical home office, adapting to your lifestyle. Additionally, a 4-piece bathroom with a deep soaker tub and in-suite laundry complete this unit, offering both convenience and comfort. This pet-friendly condo with low condo fees, including all utilities except electricity, offers underground parking, an additional storage locker, a dog wash, bike storage. Close to shopping, dining, schools, parks, major roadways and public transportation. Don't miss this opportunity to call Auburn Bay your home—a place where contemporary comfort, family-friendly community and lakeside living blend seamlessly.**

Inclusions: N/A

Property Listed By: **Town Residential**

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







