



THE
A-TEAM

**RE/MAX
FIRST**

150 AUBURN MEADOWS Manor #402, Calgary T3M 2S6

MLS® #: **A2195513**

Area: **Auburn Bay**

Listing Date: **03/05/25**

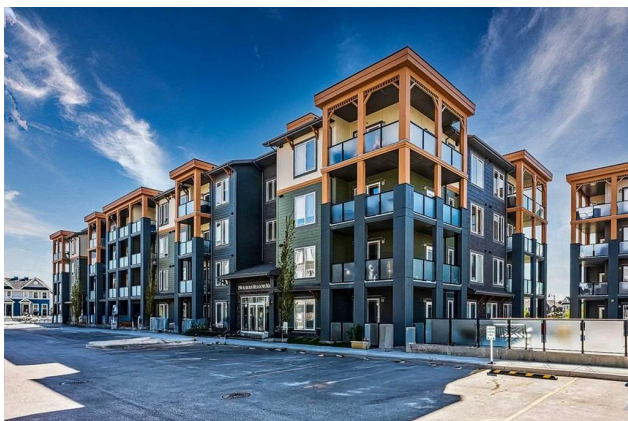
List Price: **\$469,900**

Status: **Active**

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: **965**
Low Sqft:
Ttl Sqft: **965**

DOM

8
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer**
Int Feat: **Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	45`11" x 26`10"	Dining Room	Main	33`8" x 30`1"
Living Room	Main	43`9" x 38`3"	Foyer	Main	30`11" x 24`10"
Laundry	Main	10`8" x 9`10"	Bedroom - Primary	Main	47`7" x 35`6"
Bedroom	Main	35`3" x 33`11"	4pc Bathroom	Main	24`7" x 16`2"
3pc Ensuite bath	Main	32`7" x 16`2"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$530

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1711282

Remarks

Pub Rmks: **Welcome to this quiet top-floor corner unit, offering unobstructed mountain views that you can enjoy from your spacious wrap-around deck and large interior windows. This property is truly immaculate, with over \$30,000 that rivals newly constructed show suites. Perfect for entertaining, the deck features a gas line for your BBQ, so you can enjoy outdoor cooking all year round. This unit faces a small park, ensuring that your stunning view will remain unspoiled. Inside, you'll find upgraded appliances throughout, including a kitchen with organized racking in the drawers and cabinets, adding both style and function. A cozy nook off the entrance area offers an ideal space for a home office. The bathrooms have been updated with new low-flow toilets and full-width mirrors for a sleek, modern feel. Additional shelving in all closets, including the pantry, and built-in closet organizers provide plenty of storage space for all your essentials. The living area is bright and spacious, with an open kitchen featuring a peninsula style breakfast bar, perfect for casual meals or entertaining. Two generously sized bedrooms and two updated bathrooms offer a comfortable living space. Enjoy the convenience of in-suite laundry, a titled underground parking stall. Other features include air conditioning, extra shelving/storage throughout, titled underground parking and secure storage locker. Living in Auburn Bay means more than just a beautiful home; it's a lifestyle. With access to Auburn Lake facilities, you can enjoy a variety of year-round activities including swimming, fishing, paddle boarding, skating, tennis, disc golf, and more. Included in this development is an outdoor Bocce court, available to all owners! The community clubhouse offers programs for all ages, along with a gymnasium to help you stay active. Plus, Auburn Off-Leash Dog Park is just a short drive away, making this home ideal for dog lovers. NOTE: The owners rent a second powered, outdoor parking stall, and the stall owner has agreed to extend the lease to the new owners. Current rate is \$75/month. This unit, in this condition, is rare and an incredible opportunity.**

Inclusions: **All TV Wall Mounts**
Property Listed By: **eXp Realty**

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







