

## 109, 110 Auburn Meadows View SE Calgary, Alberta

**MLS # A2245501**



**\$374,888**

|                  |                                                                       |               |                  |
|------------------|-----------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Auburn Bay                                                            |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                    |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                                           |               |                  |
| <b>Size:</b>     | 797 sq.ft.                                                            | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 2                                                                     | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Guest, Heated Garage, Off Street, Parkade, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                                                     |               |                  |
| <b>Lot Feat:</b> | -                                                                     |               |                  |

|                    |                                                                                            |                   |        |
|--------------------|--------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl                                                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                            | <b>Condo Fee:</b> | \$ 420 |
| <b>Basement:</b>   | -                                                                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                                                               | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, Granite Counters, Open Floorplan, Soaking Tub, Vinyl Windows |                   |        |

**Inclusions:** air-conditioner.

Welcome to this highly upgraded, executive condo with easy street access! As you enter this home you are greeted with high ceilings, vinyl floors and a sunny south exposure. The high end appliances and a completely upgraded kitchen is a chef's dream. This kitchen features all stainless steel appliances, wall oven and microwave, range hood fan, electric cooktop and plenty of counter space +storage also granite countertop.. The open concept design allows a natural flow for entertaining. The oversized living room transitions nicely to your large patio with bbq hook up and air-conditioner. The master bedroom features a walk through closet and spa-like four piece bathroom with his and her sinks and fully tiled shower. The second bedroom is being used as a home office but can accommodate a queen size bed comfortably. The home also features another four piece bathroom and large laundry room with storage. The titled underground parking stall features a storage locker, you are also able to utilize street parking only steps out of your second private entrance off of the patio and grass! This an extremely convenient location as you are steps away from Co-Op, South Health Campus, Auburn Bay Lake, schools, parks, dog park and THREE other shopping plazas! Pet friendly building