

**403, 300 Auburn Meadows Manor SE
 Calgary, Alberta**

MLS # A2257865



\$279,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	504 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 283
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

This lovely one bedroom & one bathroom home has everything you need. As you enter the unit, there is a coat closet and washer and dryer to your right. The kitchen to your left with quartz counters and stainless-steel appliances, opens to the dining/living area and has a breakfast bar too. Whilst enjoying the light from the large windows the unit has air conditioning for your comfort. The Bedroom has a walk- thru closet to give direct access to the 3-piece bathroom. Relax on your west-facing deck overlooking the green space below and with a gorgeous view of the mountains. Dinner is not an issue, as there is a gas hookup for your barbeque! To top everything off, there is an Underground parking stall and a storage cage in a secure area. Plus, the building has a bocce ball court and a common patio area that can be booked for your private use. Auburn Bay is an amazing community, with a 43-acre lake in a 13 acre park. A 7000sq ft. private residents facility and a 5 acre off-lease dog park!