

205, 110 Auburn Meadows View SE Calgary, Alberta

MLS # A2354004

\$348,800

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	844 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Composite Siding, Mixed, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE Saturday & Sunday Oct 24th & 25th 2pm to 4pm #205, 110 Auburn Meadows View SE Beautiful & Spacious home with two bedrooms and two full baths, in the family friendly lake community of Auburn Bay. Well cared for and loved, this stunning home has over 843 sq ft of developed living space. Gorgeous kitchen with white shaker cabinetry, marble tile backsplash, quartz countertops, stainless steel appliances, pantry and a large island that seats three. Modern color palette and upgraded finishes with luxury vinyl plank flooring throughout this entire unit. Tons of big windows, lots of natural light. Patio doors off the living room area to an expansive 34 ft long covered balcony with a gas bbq hook-up. Air Conditioning wall unit in living room for the main living area. Good size living spaces that give you the room needed to live well and the space for entertaining. Thoughtfully designed, open floor plan with a functional layout with the kitchen being open to the dining and living room, and the bedrooms and bathrooms located on opposite sides of the main living spaces for privacy. Primary bedroom has a walk-through closet to its own ensuite with dual sinks, quartz countertop, white shaker cabinetry and stand-alone shower. The second bedroom is conveniently located next to the main bathroom that has a quartz counter and tub. Spacious In-suite laundry with room for extra storage. Heated secure & Titled Underground Parking #322 located close to its Storage Unit #205 with Bike Storage located directly across from the storage unit. Pet Friendly (up to two pets with Board Approval) and Child friendly complex. Well run complex with low condo fees. Fantastic walkable location, steps to Co-op Grocery store, fantastic restaurants, four great schools in the community, daycare, playgrounds, walking & bike paths throughout the community, an off-leash area for your

fury family members to enjoy and more. Enjoy Lake living in the City, in one of Calgary's most desirable lake communities. Swimming, boating, paddle boards, fishing, sandy beaches, playgrounds, firepits, picnic spots, tennis courts, basketball courts, skating in the winter and more. The Auburn Bay Club Lake house also offers a huge gymnasium that has different programs and athletic classes being offered, and a hall with views of the lake for functions. Close to tons of amenities of Township Shopping Centre in Seton giving you every shop and store that you would need. Movie Theatre, the library, YMCA and the South Health Campus Hospital all just minutes from your door. Simply a beautiful home in an incredible location in an awesome vibrant lake community. View the 3D Tour (purple house symbol) Welcome home.