

\$395,000 - 308, 150 Auburn Meadows Manor Se, Calgary

MLS® #A2132096

\$395,000

2 Bedroom, 2.00 Bathroom, 877 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to your dream home in the heart of Auburn Bay! This exquisite 2-bedroom, 2-bathroom corner unit offers 876 square feet of meticulously designed living space, perfect for those seeking comfort and style. Step inside and be captivated by the abundance of natural light that fills the open-concept living area, enhanced by large windows and the desirable south and east-facing wrap-around balcony. Whether you're enjoying a morning coffee or entertaining friends, this outdoor space is sure to impress. The modern kitchen is a chef's delight, featuring sleek quartz countertops and ample storage, making meal preparation a joy. The spacious primary bedroom boasts a luxurious walk-in closet with a built-in organizer, ensuring all your storage needs are met. The second bedroom is equally inviting and can serve as a guest room or home office. Additional highlights of this exceptional property include in-unit laundry for your convenience, air conditioning to keep you comfortable year-round, and a titled underground parking spot for added security and ease. As a resident of Auburn Bay, you'll enjoy exclusive lake access through HOA fees. The lake offers a wide array of activities including swimming, fishing, paddleboarding, and skating. Plus, there are adult and youth programs, tennis courts, picnic shelters, a gymnasium, and even a disc golf course. Located in a vibrant community, close to amenities, shopping, and dining, this home truly has it all. Don't miss the opportunity to



make this stunning property your own â€“
schedule a viewing today!

Built in 2018

Essential Information

MLS® #	A2132096
Price	\$395,000
Sold Price	\$390,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	877
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	308, 150 Auburn Meadows Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2S6

Amenities

Amenities	Beach Access, Boating, Clubhouse, Picnic Area, Playground, Storage, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator

Heating	Baseboard
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 27th, 2024
Days on Market	22
Zoning	M-2
HOA Fees	470.33
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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