# \$394,900 - 316, 100 Auburn Meadows Manor Se, Calgary

MLS® #A2161763

# \$394,900

2 Bedroom, 2.00 Bathroom, 826 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to an exquisite 2-bedroom, 2-bathroom condo situated in the prestigious lake community of Auburn Bay! Perched on the serene 3rd floor, this impeccably maintained residence offers a tranquil escape, far removed from the hum of traffic, and has been freshly painted to create a bright and inviting atmosphere. The open-concept layout is accentuated by soaring 9-foot ceilings and elegant, high-end laminate flooring, providing a refined alternative to traditional carpeting.

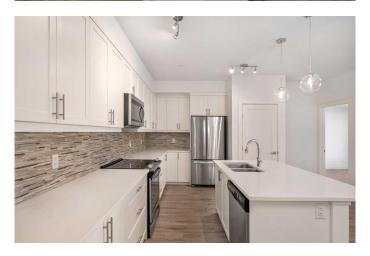
The kitchen is a culinary masterpiece, boasting sleek stone countertops, ample cabinetry, an elegant backsplash, and premium stainless steel appliances that exude sophistication. The master suite serves as a private sanctuary, featuring a generous closet and a lavish 4-piece ensuite complete with dual "his and hers" sinks for added convenience. The second bedroom is equally spacious, perfect for guests or a home office.

Designed for future comfort, the unit is roughed-in for A/C installation, and comes with a dedicated parking stall in the secure, heated underground parkade, along with a separate storage locker.

Living in Auburn Bay offers a wealth of recreational amenities, from sun-soaked days at the sandy beach to fishing in the lake's abundant waters. Bring your boat and a picnic lunch and make a day of it! Winter brings ice







skating, ice fishing, cross-country skiing, and snowshoeing. The community also offers regular events for the whole family! Nearby conveniences include Sobeys, The Banquet Bar & Restaurant, as well as a number of variety of shops, pubs, and entertainment options. Proximity to transit, South Health Campus, the YMCA, movie theaters, parks, playgrounds, an off-leash dog park, schools, and of course, the lake, make this residence the perfect fusion of urban convenience and community charm.

Seize this rare opportunityâ€"schedule your private viewing today before it's too late!

Built in 2020

## **Essential Information**

MLS® # A2161763
Price \$394,900
Sold Price \$390,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 826
Acres 0.00
Year Built 2020

Type Residential
Sub-Type Apartment
Style Apartment

Status Sold

# **Community Information**

Address 316, 100 Auburn Meadows Manor Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 3H2

## **Amenities**

Amenities Clubhouse, Elevator(s), Park, Playground

Parking Spaces

Parking Assigned, Heated Garage, Parkade, Underground

#### Interior

Interior Features High Ceilings, Stone Counters

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating Hot Water

Cooling None

# of Stories 4

### **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 6th, 2024

Date Sold September 19th, 2024

Days on Market 13

Zoning M-2

HOA Fees 493.85

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX First

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