

\$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	1
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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