

403, 300 Auburn Meadows Manor SE  
Calgary, Alberta

MLS # A2234745



**\$289,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 283
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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-in closet and has 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!