

780-380-6207  
meghan@meghanrobinson.net

108, 100 Auburn Meadows Common SE  
Calgary, Alberta

MLS # A2205360



**\$435,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** Some art pieces could be included in the sale (I can send you the photos of the specific art pieces)

PRICE REDUCED!! Welcome to this stunning 2 bed + 2 bath former Showhome condo with exclusive walkout access in the coveted lake community of Auburn Bay. This unit feels brand new as it used to be a Logel Homes show suite (former showhome until 2023) with 9ft ceilings and is loaded with builder upgrades at every turn. Step inside and experience the spaciousness of the enviable Jackson floor plan. Prepare to be impressed by the myriad of upgrades in the expansive kitchen—truly a chef's dream. This stunning space features deluxe cabinetry throughout with under cabinet lighting, built-in wall oven and microwave, stainless steel appliances, a large island with quartz waterfall edging, electric cooktop, matte black Moen faucet with a deep undermount sink, added USB ports for convenience, and a chimney-style range hood set against a full-height tiled backsplash. Enjoy flexible dining options with breakfast bar seating at the island and a stylish built-in banquette bench. The open-concept layout flows seamlessly from the kitchen into the living room, which showcases trendy wallpaper and enhanced lighting—perfect for entertaining family and friends. Follow the luxury vinyl plank flooring into the primary retreat, where you'll find a spa-like ensuite featuring a fully tiled shower, quartz counters with dual sinks, and a walk-through closet with custom sawcut built-in shelving replacing standard wire racks. The second bedroom, also finished with LVP flooring, offers versatile functionality to suit your lifestyle—ideal for children, guests, a home office, or even a peaceful yoga studio. A second 4-piece bathroom includes quartz counters and a full shower/tub combo, while the in-unit laundry adds bonus shelving and additional storage to round out this must-see unit. Stay cool during the summer months with your builder-installed A/C unit.

Step outside to your west-facing outdoor living area, spanning the full width of the condo and offering nearly 200 sq ft of exclusive exterior space with a secure gate that can be locked and a privacy screen, complete with a gas BBQ hook-up. Enjoy the ultimate convenience of walk-up access—perfect for unloading groceries, greeting guests, or taking your pup for a stroll. This private patio entry enhances your enjoyment of the extremely walkable neighbourhood, with easy access to shops, amenities, parks, pathways, the Auburn Bay off-leash dog park, and the coveted Auburn Bay community lake. Your titled underground parking stall and additional secure storage locker ensure your vehicle and belongings stay warm and protected year-round. This unit is in pristine, like-new condition. With quick access to Deerfoot and Stoney Trail, plus proximity to Mahogany, South Health Campus, the Brookfield YMCA, Calgary Library, Cineplex VIP theatres, and more —you simply can't beat this location. Book your showing today and don't forget to check out the 3D Virtual Tour! PS: Pets are allowed in the building with NO weight/NO breed restrictions for dogs.