

103, 150 Auburn Meadows Manor SE
Calgary, Alberta

MLS # A2272656

\$399,900



Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 458
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage		
Inclusions:	N/A		

Welcome to the Regatta in Auburn Bay. Discover the thoughtfully designed Delta floorplan, offering a spacious kitchen with quartz countertops, stainless steel appliances, ample cabinetry, generous counter space, large island and in suite laundry;perfect for everyday living or entertaining. Added upgrades include in-unit air conditioning and sun-control window film on all windows, ensuring year-round comfort while helping reduce heat and glare from direct sunlight. Both bedrooms are a great size and are separated by the living space to allow for privacy. The primary bedroom has a walk-in closet leading to a 4 piece ensuite complete with double sinks and quartz countertops. Both bedrooms offer park like views. In-suit storage provides added functionality;ideal for a freezer, sports gear, or seasonal items. Backing directly onto green space, this unit enjoys a peaceful, park-like setting with serene views and easy access to walking paths and outdoor amenities such as a dog wash station and a Bocce Ball court! Enjoy all the benefits of lake community living, including year-round recreation, while being walking distance to shopping, transit, and major traffic routes nearby. All this located in a well managed complex, an ideal opportunity for first-time buyers or downsizers, seeking location, lifestyle, and value.