



**GRASSROOTS**  
REALTY GROUP

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**103, 150 Auburn Meadows Manor SE**  
**Calgary, Alberta**

**MLS # A2272656**



**\$379,900**

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

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

**Inclusions:** N/A

\*LAKE ACCESS and A/C \* 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 &mdash;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-suite storage provides added functionality&mdash;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.