



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

103, 150 Auburn Meadows Manor SE
Calgary, Alberta

MLS # A2314722



\$379,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2016 (10 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

Enjoy the best of Auburn Bay living at The Regatta, where a peaceful park-like setting meets an enviable location with shopping, restaurants, services and transit all within an easy walk. Backing directly onto green space, this beautifully maintained home offers an exceptional combination of comfort, lifestyle and everyday ease. Whether you're a first-time buyer, downsizing or simply looking for a low-maintenance home in a great community, this is an opportunity to enjoy lake living with an abundance of amenities right outside your door. The Delta floorplan offers two generously sized bedrooms separated by the main living space, creating an ideal sense of privacy. The bright kitchen features quartz countertops, stainless steel appliances, abundant cabinetry, generous workspace and a large island that opens naturally to the living area—perfect for entertaining or everyday living. In-suite laundry adds to the ease of daily living, while the primary bedroom features a walk-in closet and 4-piece ensuite with double sinks and quartz countertops. Both bedrooms enjoy views of the surrounding green space. A/C and sun-control window film throughout provide year-round comfort while helping reduce heat and glare from direct sunlight. In-suite storage offers plenty of room for seasonal items, sports equipment or even a freezer. Also included is an additional storage locker and titled underground parking stall. Step outside and enjoy the connected walking paths, green space and resident amenities, including a dog wash station and Bocce Ball court. With full lake access, Auburn Bay's year-round recreation is right at your fingertips.